



# COMPANY UPDATE

# OCT 2025

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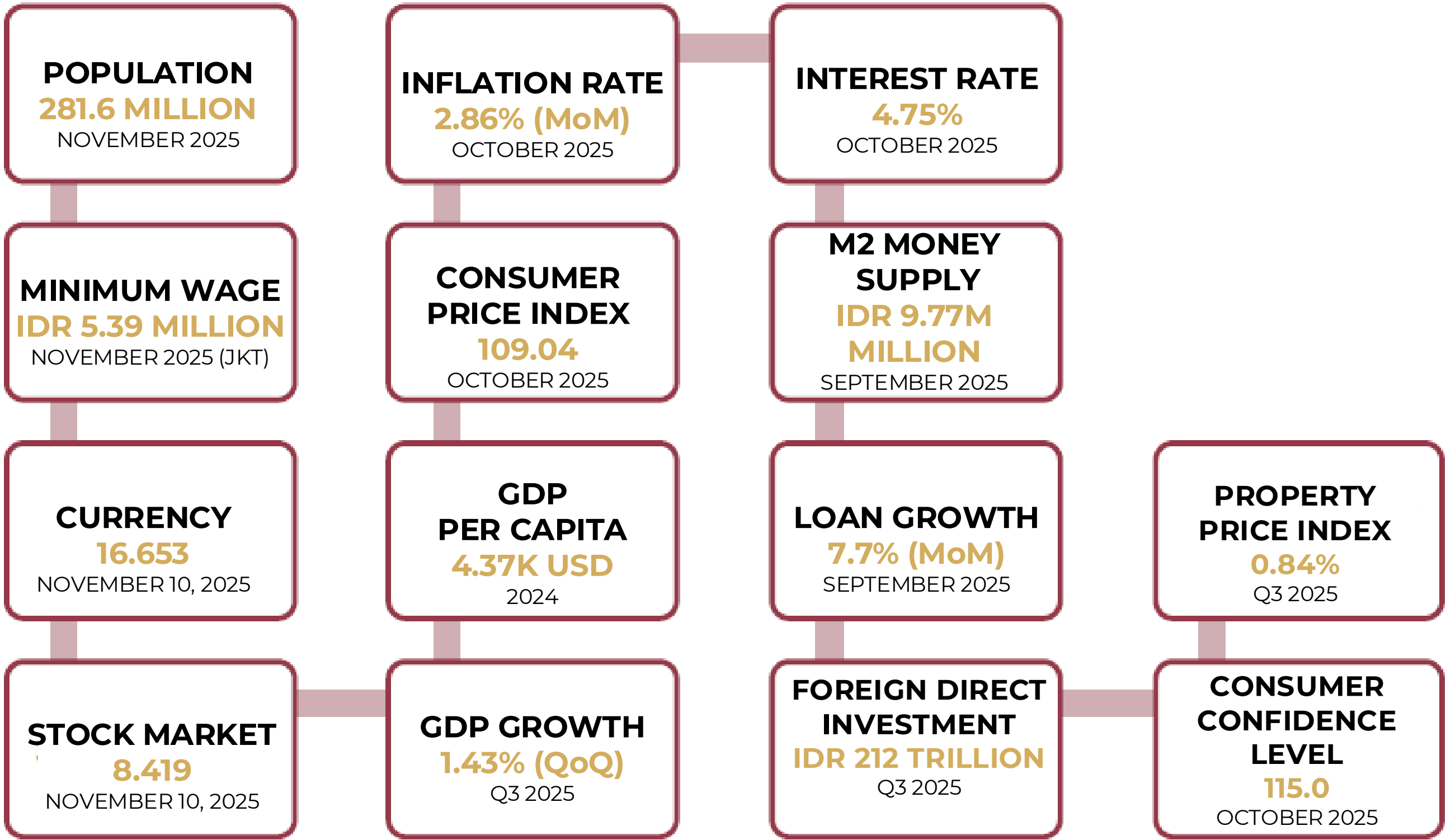
PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

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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 October, 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 November 21, 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 Trinitis Properti was established on March 13, 2009.  
Development of the Company's first project, Ubud Village.



**2013**

Joint venture between Waskita Karya and Trinitis 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 Trinitis Land in developing Yukata Suites.



**2018**

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



**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.



**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.



**2023**

- Listing of HMETD (Right Issue) in IDX.
- Groundbreaking of Holdwell Business Park.
- Show Unit Inauguration of Sequoia Hills Cluster I, 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



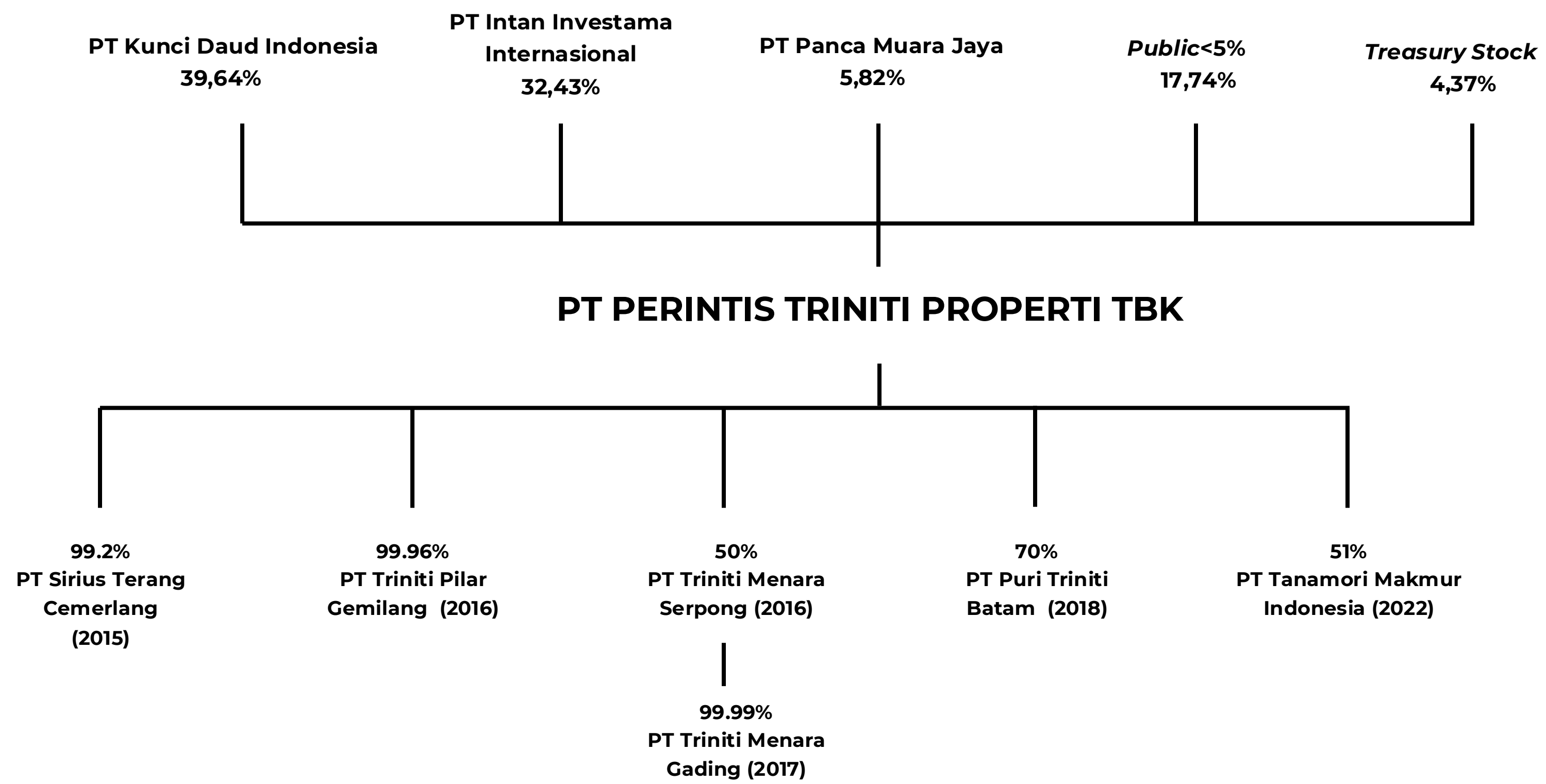
**2025**

- Topping Off Paul & Prive CondoVilla, Marc's Boulevard
- Holdwell Business Park Contractor Agreement Signing Ceremony



# COMPANY STRUCTURE

As of October 31, 2025





# 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

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

**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 Tower II**  
Nilai Project Rp 2,05 Triliun (2 Tower)  
Project Value IDR 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



# 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

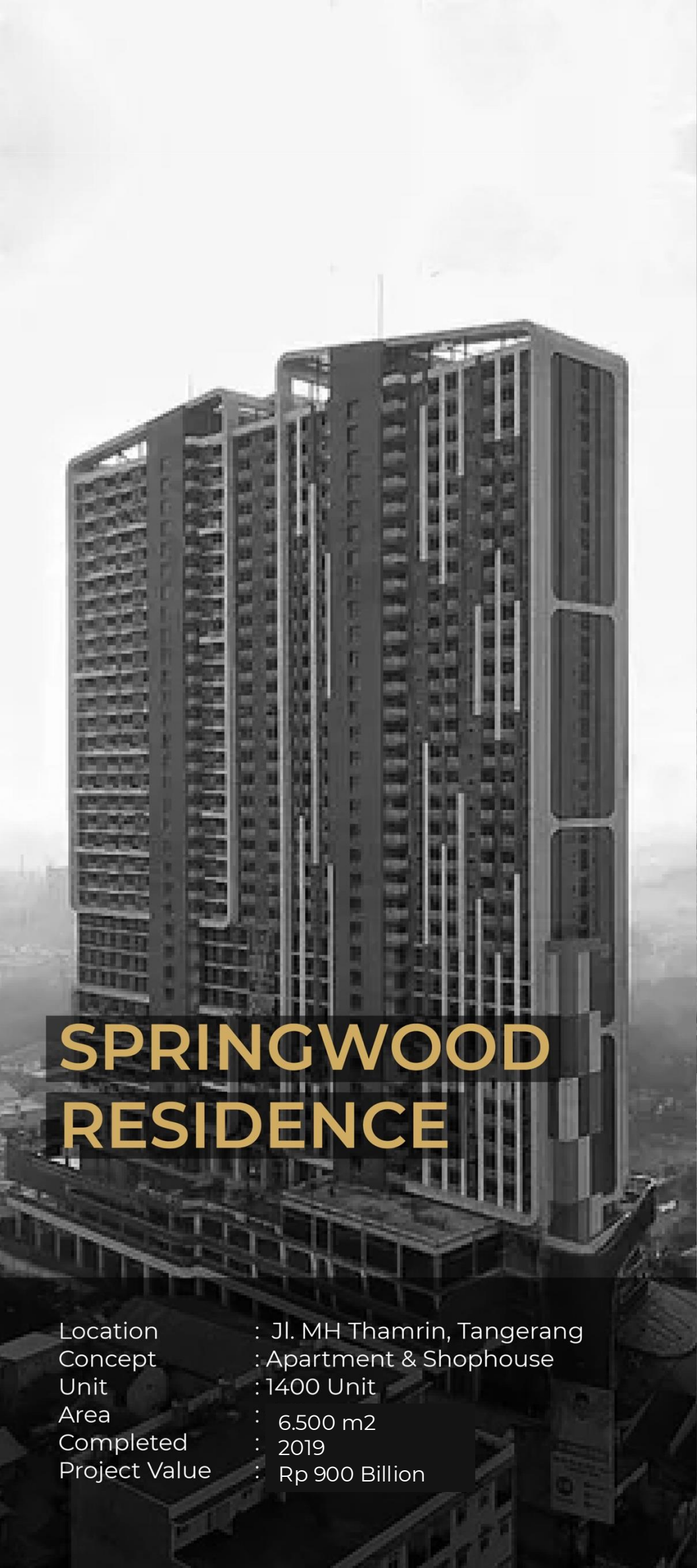
MELROSE  
PLACE *Melrose Place*

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





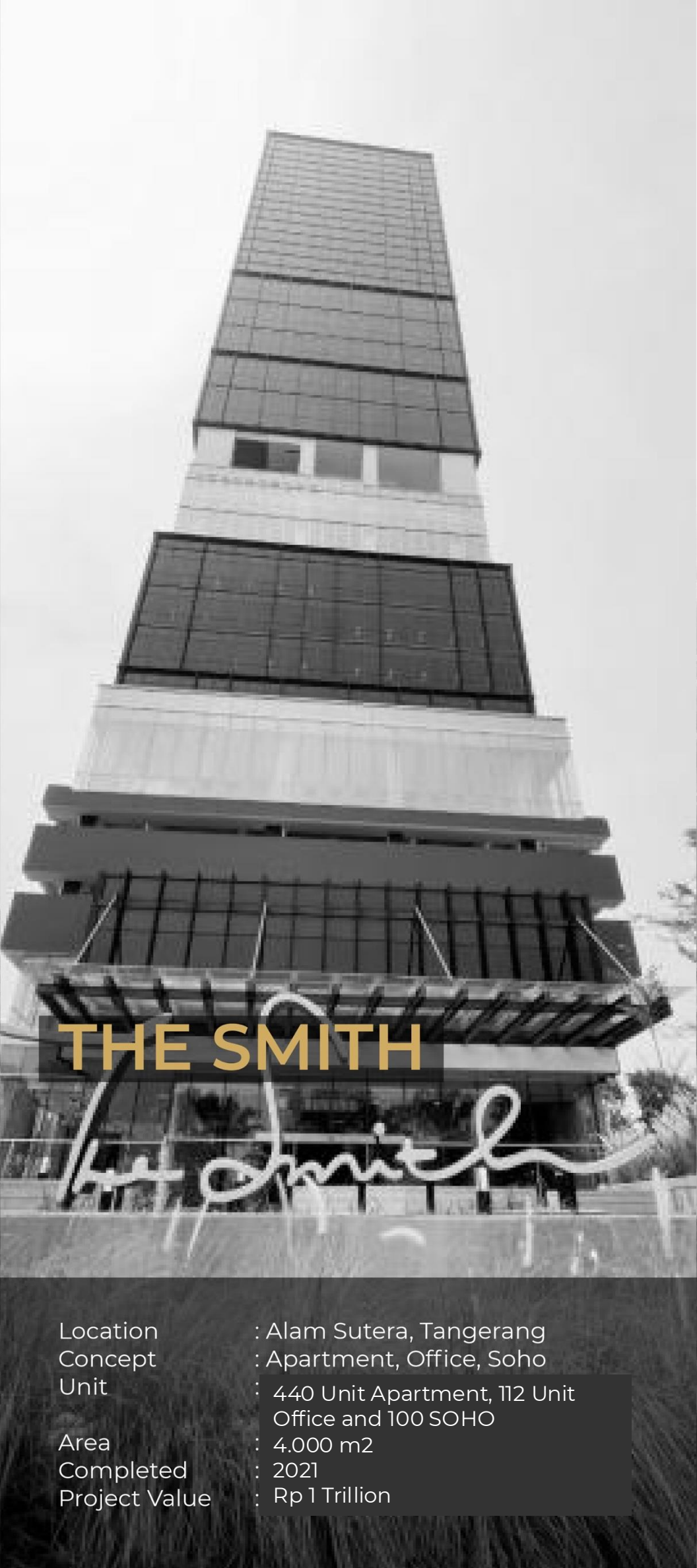
# SPRINGWOOD RESIDENCE

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



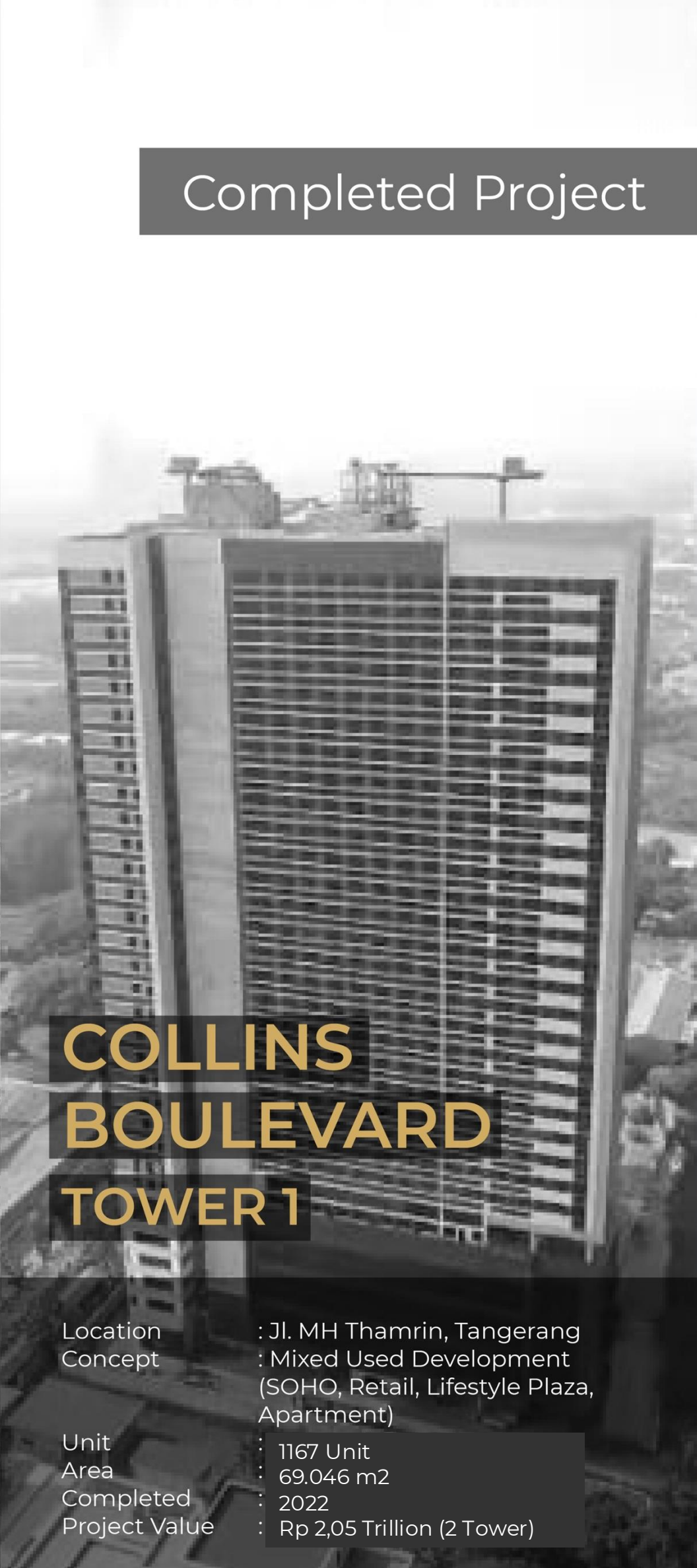
# YUKATA SUITES

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



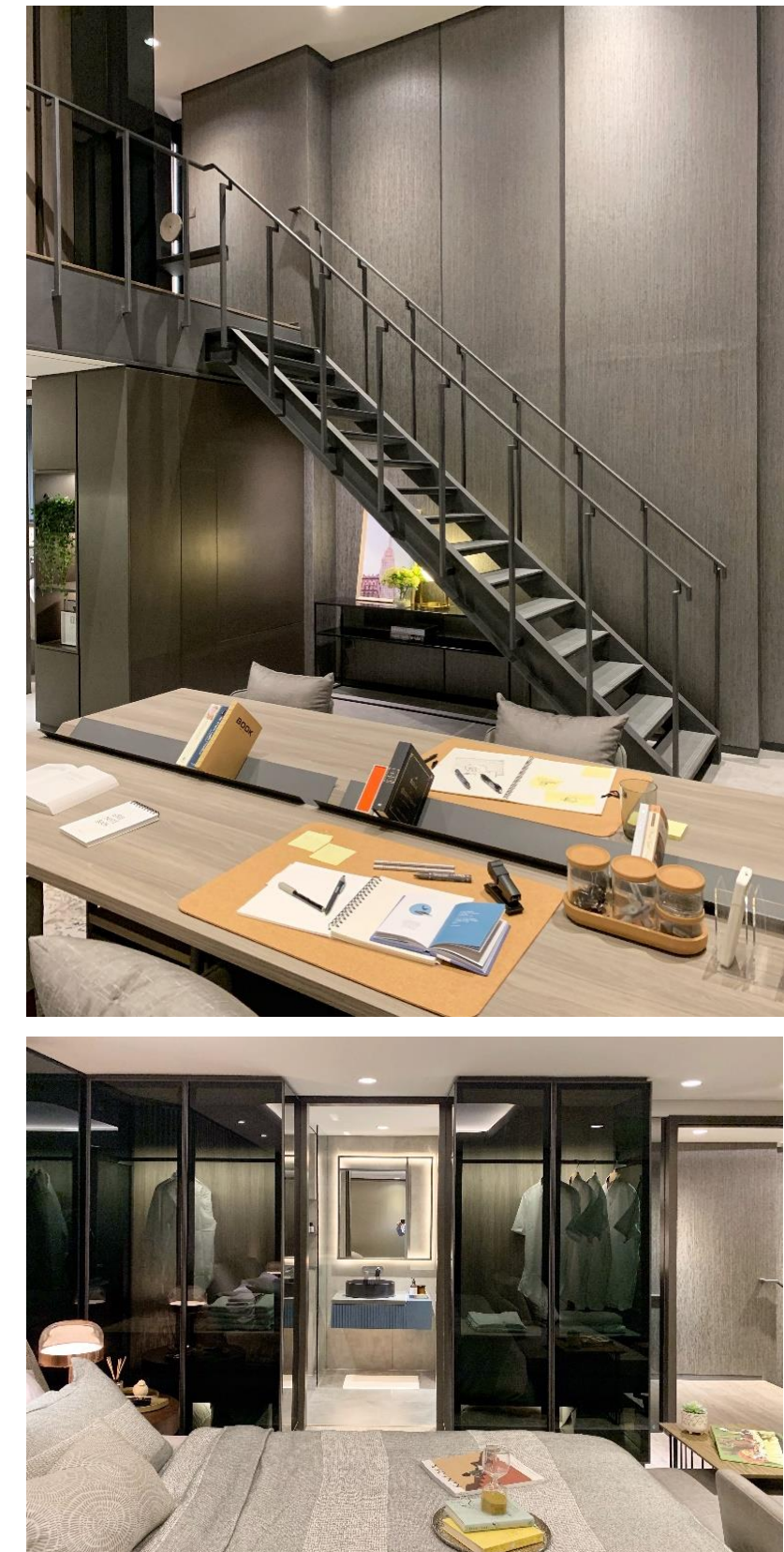
## COLLINS BOULEVARD CONSISTS OF 2 TOWERS, HYDE RESIDENCE AND THE SCOTT CONVERTIBLE RESIDENCE

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 October 31, 2025

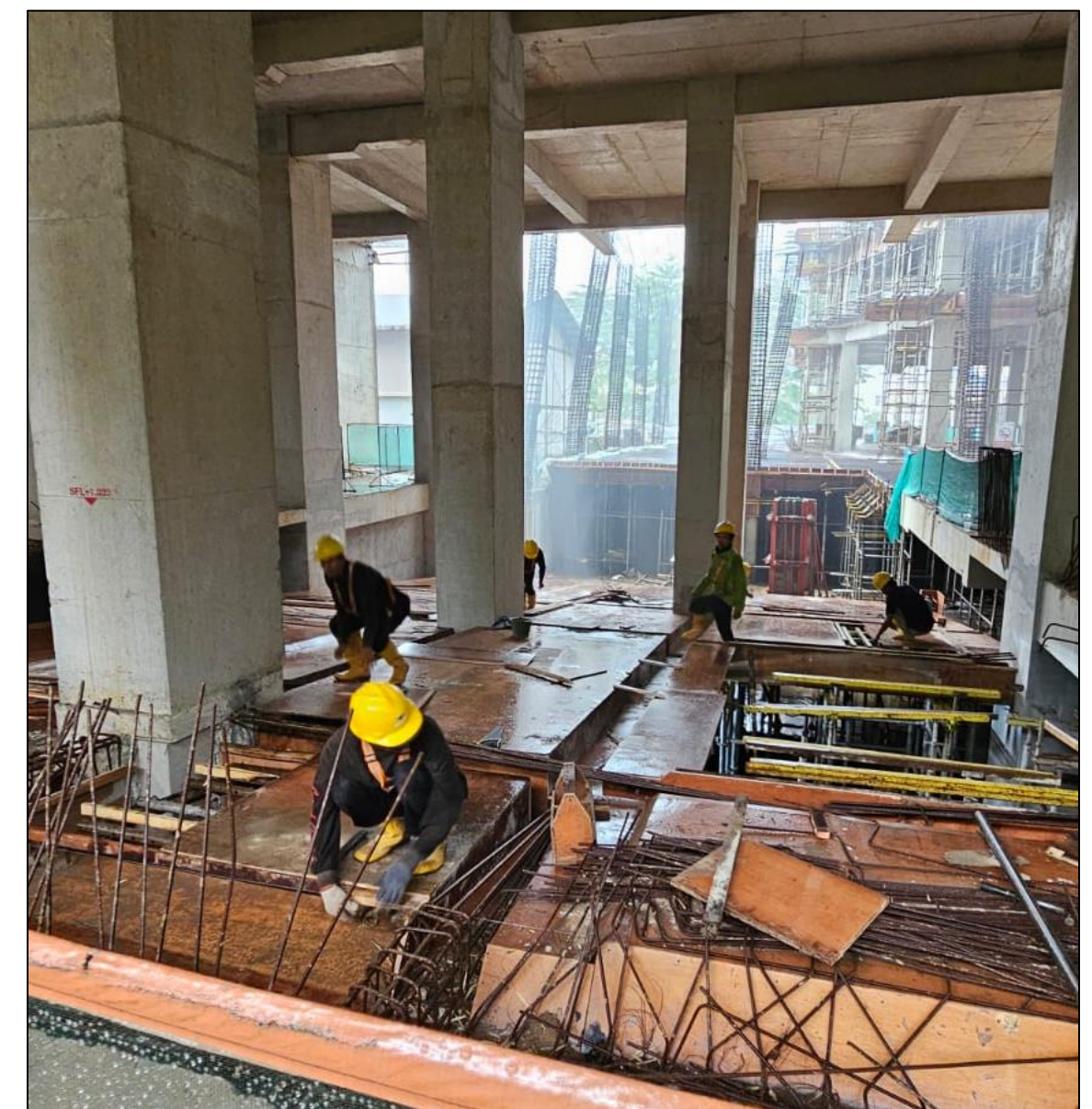
## 1 HYDE RESIDENCE (TOWER I)



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



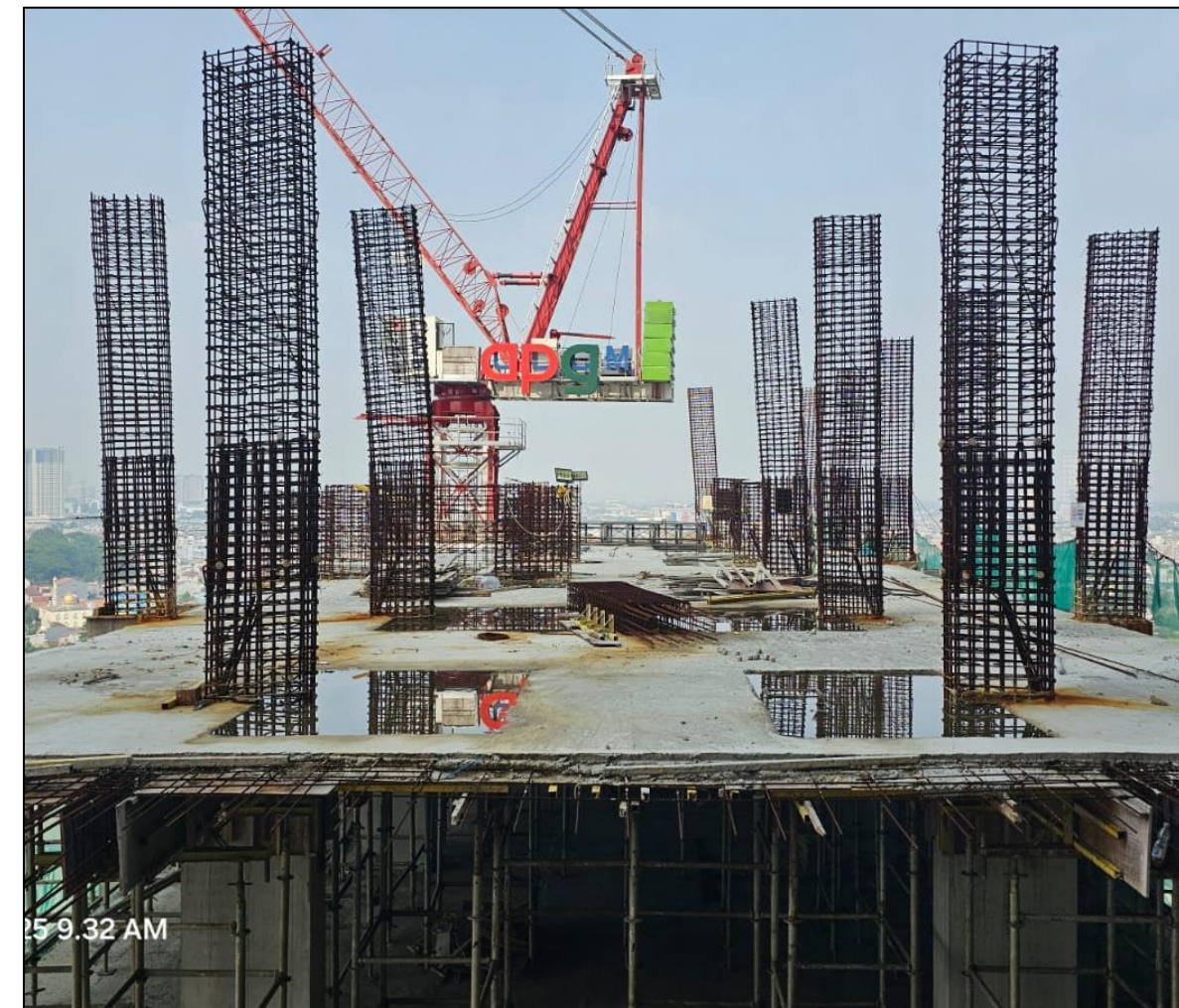
## 3 INSTALLATION OF EXCAVATION SLOPE REINFORCEMENT (TOWER II)





# PROGRESS COLLINS BOULEVARD

As of October 31, 2025



The construction of **Collins Tower II (The Scott)** is progressing steadily, reaching a significant milestone as it now stands at the 15<sup>th</sup> 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 against a cloudy sky. The buildings are dark, with many windows illuminated from within, creating a grid of light points. The perspective makes the buildings appear to converge towards the top of the frame.

# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC



**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 superblock developed by Trinita 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 October 31, 2025

**1 BALCON CARPORT WORK GLENN THE HIVE (LANDED HOUSE)**



**2 MANSORY, PLASTERING WORK (CONDOVILLA)**



**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.





**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 October 31, 2025

## 1 INFRASTRUCTURE PHASE 1





# PROGRESS HOLDWELL BUSINESS PARK

As of October 31, 2025

## 2 CONSTRUCTION FOR STORAGE HOUSE WORK PHASE 1





# HOLDWELL BUSINESS PARK

## CONTRACTOR AGREEMENT SIGNING CEREMONY

June 29<sup>th</sup> 2025



**Holdwell Business Park** (represented by **Mr. Ronald Cassidy Yusuf, CMO**) and **PT. Surya Mulya Land** (represented by **Mr. Budy Beh, Director**) are pleased to announce the formal signing of their construction agreement, marking the commencement of development for the Holdwell Business Park.

This significant milestone serves as tangible evidence of our continuous progress and unwavering commitment to the project. The event reinforced confidence among our valued customers, leading to several successful sales on the very same day. We are dedicated to delivering a premier business park experience and are grateful for the continued trust and support of our stakeholders.





# 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 October 31, 2025

## **1** LIVING GALLERY SEQUOIA



## **2** INSIDE LIVING GALLERY SEQUOIA





# CURRENT SITUATION IN SEQUOIA HILLS

As of October 31, 2025

**3** SHOWHOUSE EARTHVILLE (CLUSTER II)



**4** SHOWHOUSE MONO (CLUSTER III)



**5** LANDSCAPING ROW 30





# PROGRESS SEQUOIA HILLS

As of October 31, 2025

## 1 MASS PRODUCTION THE LEROY (CLUSTER I)



## 2 COMPLETION OF SUPERSTRUCTURE BRIDGE 3



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





# PROGRESS SEQUOIA HILLS

As of October 31, 2025

## 4 MASS PRODUCTION EARTHVILLE (CLUSTER II)



## 5 INFRASTRUCTURE THE MONO (CLUSTER III)



## 6 CONSTRUCTION OF CLUBHOUSE CLUSTER I





# AWARDS 2025

As of November 30, 2025



Triniti Land kembali menorehkan prestasi gemilang melalui proyek **Sequoia Hills**, yang berhasil meraih penghargaan **Best Premium Housing Project Region: East Bogor (Cluster Mono)** pada ajang **Golden Property Awards 2025**. Penghargaan bergengsi ini menjadi bukti nyata atas komitmen Triniti Land dalam menghadirkan hunian eksklusif yang memadukan kualitas arsitektur, kenyamanan, serta nilai investasi jangka panjang. Pencapaian ini semakin memperkuat posisi Triniti Land sebagai salah satu pengembang properti terdepan yang konsisten menghadirkan proyek-proyek bernilai tinggi dan inovatif bagi pasar properti nasional.





# 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



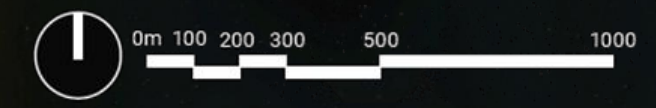
Potential  
Hyper Growth  
Region





## 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.



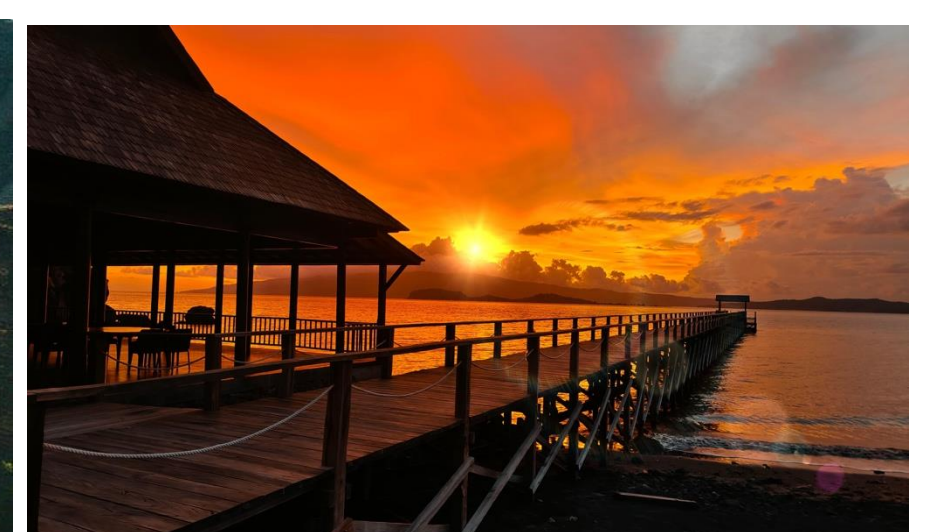
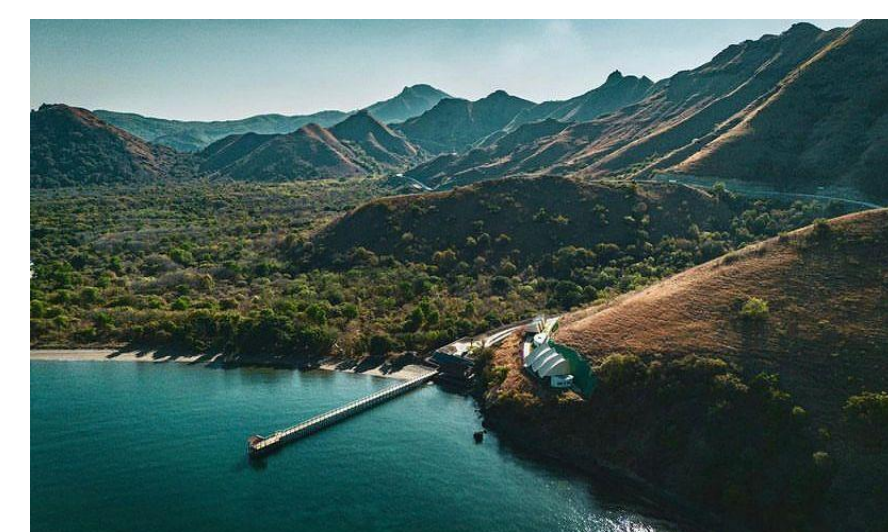
## 3 BEACH CLUB

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

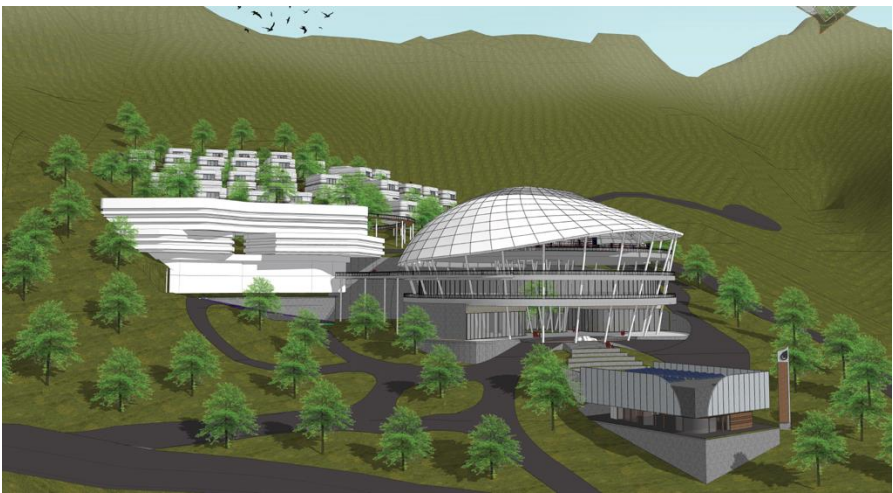
## 1 AWANTARA

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

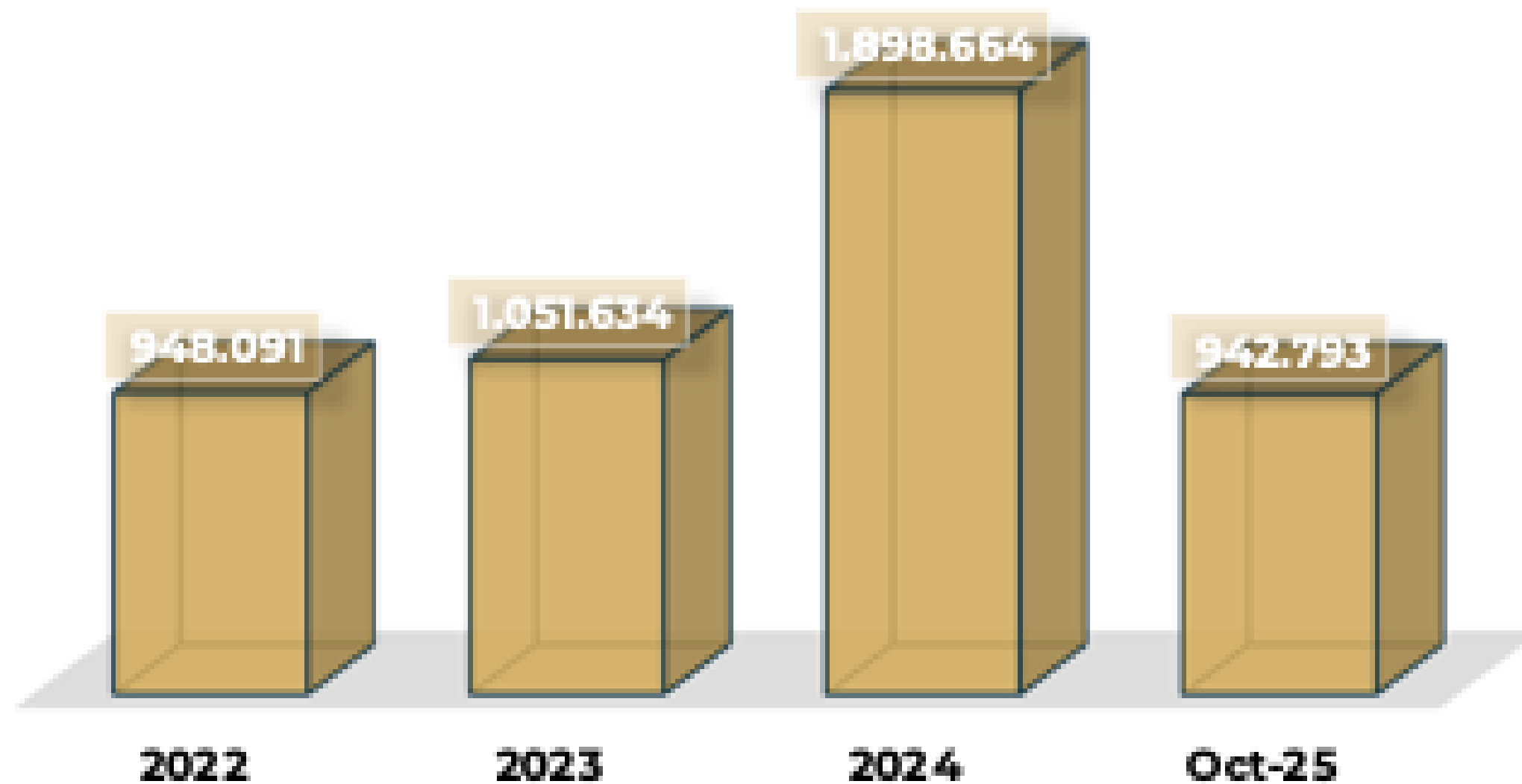
Nourish Villa nestled amidst verdant hills represents a harmonious blend of contemporary design and the stunning natural beauty of the TanaMori landscape.





# MARKETING REVENUE

In Million Rupiah



From 2022 to 2024, Trinit Land's marketing revenue showed consistent improvement each year, indicating the Company's steady performance and ability to sustain market confidence despite dynamic industry conditions. As of October 2025, the Company recorded total marketing revenue of IDR 942.79 billion, a result that reflects the solid execution of its strategic initiatives and the continued progress of its key projects across various segments.

Several of the Company's key projects continued to record stable sales performance during the period, supported by sustained market demand and effective execution of marketing strategies.. Among the notable contributors, **Collins Boulevard** generate approximately IDR 121.52 billion. The project maintained strong buyer interest, supported by its strategic location, comprehensive development concept, and the ongoing construction of **Tower II – The Scott**, which is currently under active development and continues to draw a positive market response.

In parallel, **Marc's Boulevard** has advanced according to plan, with the project reaching key milestones and preparing to begin unit handovers by the end of the year. This marks an important phase for revenue realization and underscores the Company's commitment to timely project delivery. Overall, Trinit Land's operational progress and consistent performance across its portfolio position the Company for continued stability and sustainable growth in the upcoming periods.



# 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

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