

Info Memo

9M 2025

November 20, 2025

Ticker

IDX: TRIN

Market

Capitalization

IDR 2,503,301,542,500

As of November 18, 2025

Issued Shares

4,551,457,350 shares

As of October 31, 2025

Share Price

550

As of November 18, 2025

Hi/Lo 2025

IDR 550

IDR 68

As of November 18, 2025

Shareholder

Composition

As of October 31, 2025

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 Trinitiland

Properti (Tbk)

investor.relations@

trinitiland.com

www.trinitiland.com

Nine Months Results 2025 (Unaudited)

Highlights

- In 9M25, Trinitiland achieved IDR 917.61 billion in **Marketing Revenue**. 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**, which currently is also progressing steadily with the development of Collins Tower II (The Scott).
- **Collins Boulevard is also introducing Padel by the Pool, which will be the first facility of its kind in Serpong**. This new addition reflects Collins' vision to deliver modern, dynamic amenities that elevate both lifestyle and value for residents and visitors.
- **Booked Revenue reached IDR 181.60 billion in 9M 2025**. While Collins Boulevard Tower I remained the dominant contributor—being the only project consistently undergoing unit handovers since 9M22
- In 9M25, the Company posted a **Net Profit of IDR 31.09 billion, marking a 149.8% turnaround from a Net Loss of IDR 62.44 billion in 9M24**. 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.**

Info Memo

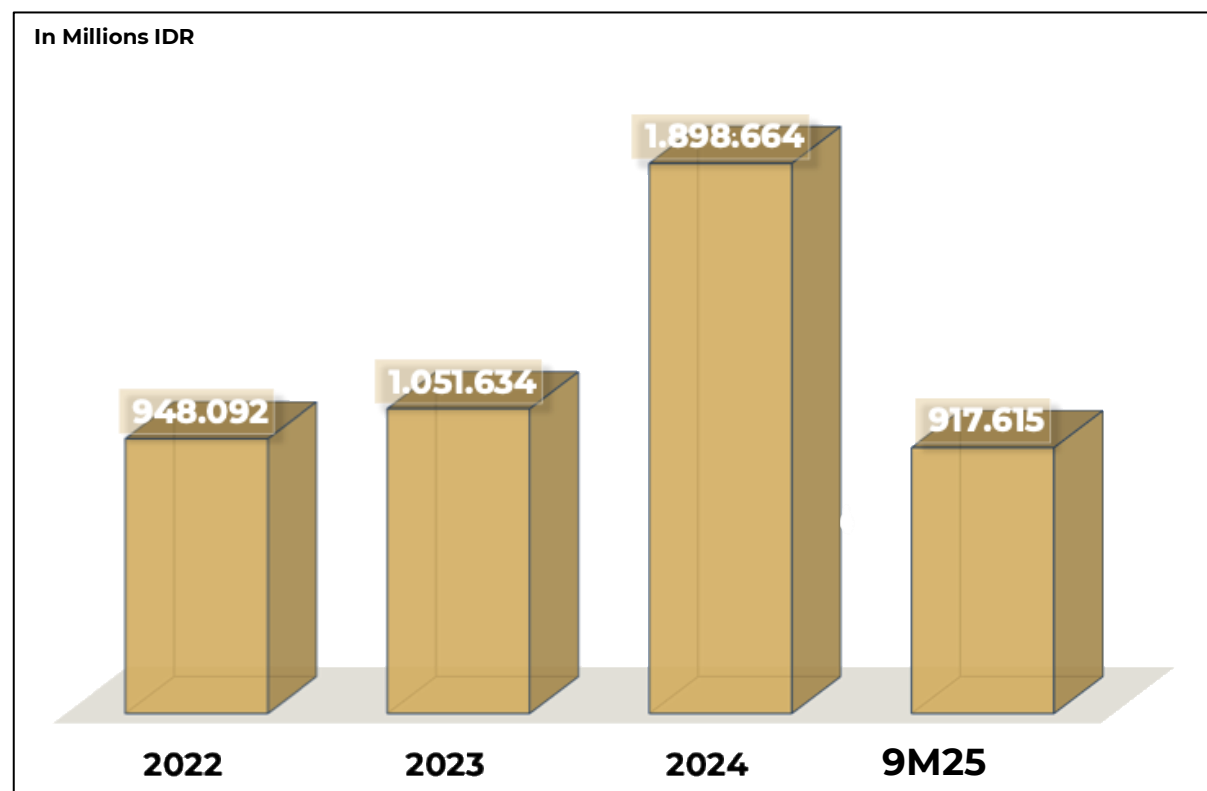
9M 2025

Financial Summary

in thousands IDR	9M 2024	9M 2025	%
Revenue	194.277.418	181.607.666	-6,5%
Cost of Revenue	(146.222.157)	(138.844.801)	5,0%
Gross Profit	48.055.260	42.763.865	-11,0%
Operating Expense	(104.029.532)	(48.683.614)	53,2%
Operating Profit	(55.974.272)	(5.920.749)	89,4%
Profit Before Tax	(62.449.060)	35.479.151	156,8%
Net Profit	(62.449.061)	31.096.003	149,8%
Net Profit Attributable to Owners of Parent Entity	(45.211.769)	28.483.202	163,0%

in thousands IDR	FY 2024	9M 2025	%
Assets			
Current Assets	1.408.461.495	1.227.227.140	-12,9%
Non-current Assets	814.422.290	870.515.397	6,9%
Total Assets	2.222.883.785	2.097.742.537	-5,6%
Liabilities			
Current Liabilities	1.366.610.327	753.299.515	-44,9%
Non-current Liabilities	437.492.817	871.702.578	99,2%
Total Liabilities	1.804.103.144	1.625.002.093	-9,9%
Equity	418.780.641	472.740.442	12,9%
Total Liabilities & Equities	2.222.883.785	2.097.742.535	-5,6%

Marketing Revenue



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.

Info Memo

9M 2025

In the third semester of 2025, Triniti Land successfully generated IDR 917.61 billion in total Marketing Revenue.

Collins Boulevard has also showed a notable increase in sales performance, further supporting overall revenue. Collins Boulevard is also still under construction for Tower II – The Scott. Collins is also introducing Padel by the Pool, which will be the first facility of its kind in Serpong. This new addition reflects Collins' vision to deliver modern, dynamic amenities that elevate both lifestyle and value for residents and visitors. 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.

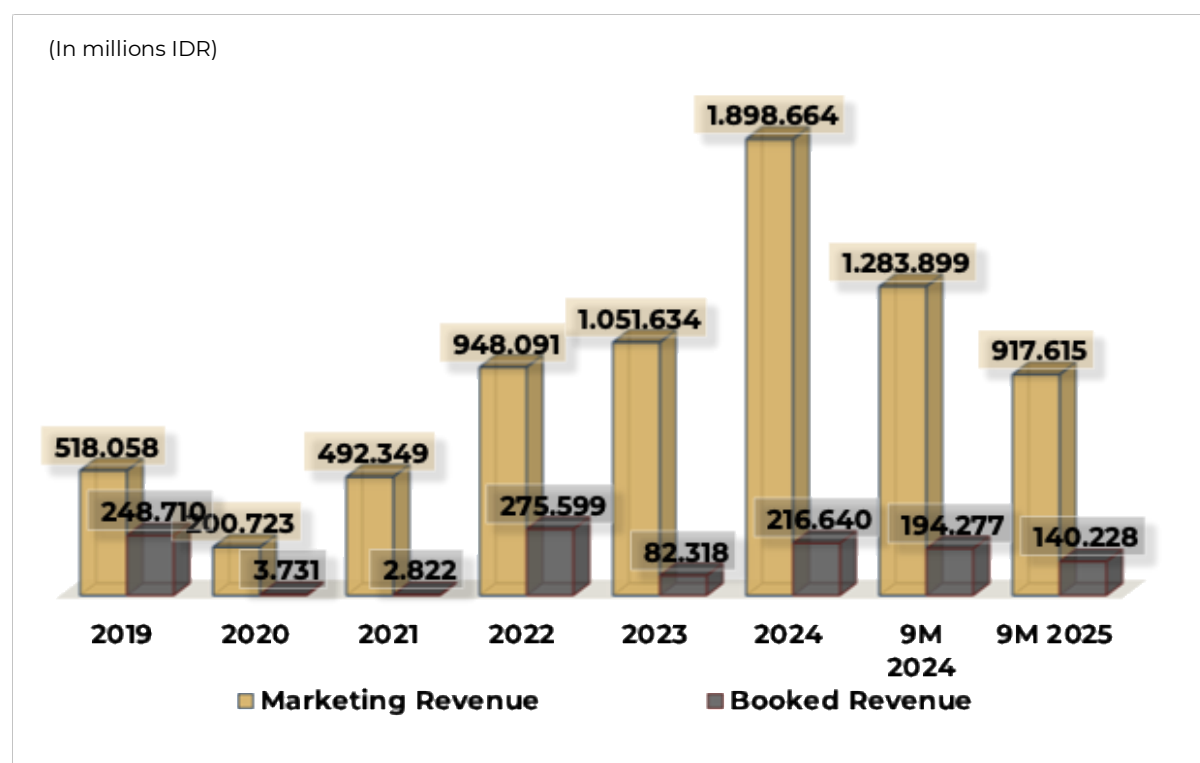
Consolidated Statements of Profit or Loss and Other Comprehensive Income

in thousands IDR	9M 2024	9M 2025	%
Revenue	194.277.418	181.607.666	-6,5%
Cost of Revenue	(146.222.157)	(138.844.801)	5,0%
Gross Profit	48.055.260	42.763.865	-11,0%
Operating Expense	(104.029.532)	(48.683.614)	53,2%
Operating Profit	(55.974.272)	(5.920.749)	89,4%
Profit Before Tax	(62.449.060)	35.479.151	156,8%
Net Profit	(62.449.061)	31.096.003	149,8%
Net Profit Attributable to Owners of Parent Entity	(45.211.769)	28.483.202	163,0%

Info Memo

9M 2025

Booked Revenue



Booked Revenue decreased 6.70% YoY from IDR 194.27 billion in 9M24 to IDR 140.22 billion in 9M25. 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. 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

Info Memo

9M 2025

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 31.09 billion in 9M25. This marks a significant turnaround compared to the same period in the previous year, when the Company recorded a Net Loss of IDR 62.44 billion in 9M24. The achievement reflects a remarkable 149,8% 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	9M 2025	%
Assets			
Current Assets	1,408,461,495	1,227,227,140	-12,9%
Non-current Assets	814,422,290	870,515,397	6,9%
Total Assets	2,222,883,785	2,097,742,537	-5,6%
Liabilities			
Current Liabilities	1,366,610,327	753,299,515	-44,9%
Non-current Liabilities	437,492,817	871,702,578	99,2%
Total Liabilities	1,804,103,144	1,625,002,093	-9,9%
Equity	418,780,641	472,740,442	12,9%
Total Liabilities & Equities	2,222,883,785	2,097,742,535	-5,6%

The Company's Total Assets has slightly decreased from IDR 2.22 trillion in FY24 to IDR 2.09 trillion in 9M25. This decrease is mainly caused by decrease in inventory due to reclassification.

In 9M25, the Company recorded total liabilities of IDR 1.62 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 472.74 billion in 9M25. This is mainly due to a growth in net profit which grew 149,8% to IDR31.09 billion in 9M25.

Info Memo

9M 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 October 31, 2025



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

Marc's Boulevard

Development Progress as of October 31, 2025



Construction Glenn The Hive
(Landed House)



Construction of Shophouses



Construction of Condovilla

Info Memo

9M 2025

Sequoia Hills

Current Situation as of October 31, 2025



Living Gallery Sequoia Hills



Show House Cluster II: Earthville



Show House Cluster III: The Mono

Development Progress as of October 31, 2025



Mass Production Cluster I: The Leroy



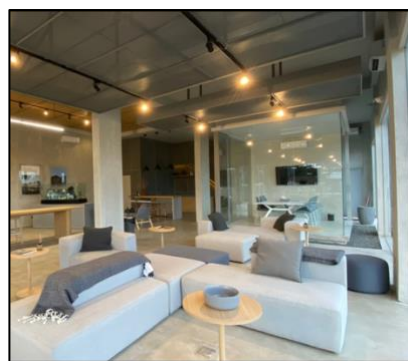
Mass Production Cluster II: Earthville



Construction Club House Cluster I:
The Leroy

Holdwell Business Park

Current Situation as of October 31, 2025.



Business Lounge Holdwell Business Park

Info Memo

9M 2025

Development Progress as of October 31, 2025



Infrastructure Phase I



Construction for Storage House Phase 1

TanaMori

Current Situation as of October 31, 2025.



Infrastructure



Info Memo

9M 2025

Golo Mori Convention Center (GMCC) by ITDC



Beach Club



Jetty

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.



PT Perintis Trinitil Properti Tbk

Brooklyn Premium Office,
Jl. Sutera Boulevard Kav 22-26 Alam Sutera,
Tangerang Selatan 15320
investor.relations@trinitiland.com
www.trinitiland.com