



# COMPANY UPDATE

# DEC 2025

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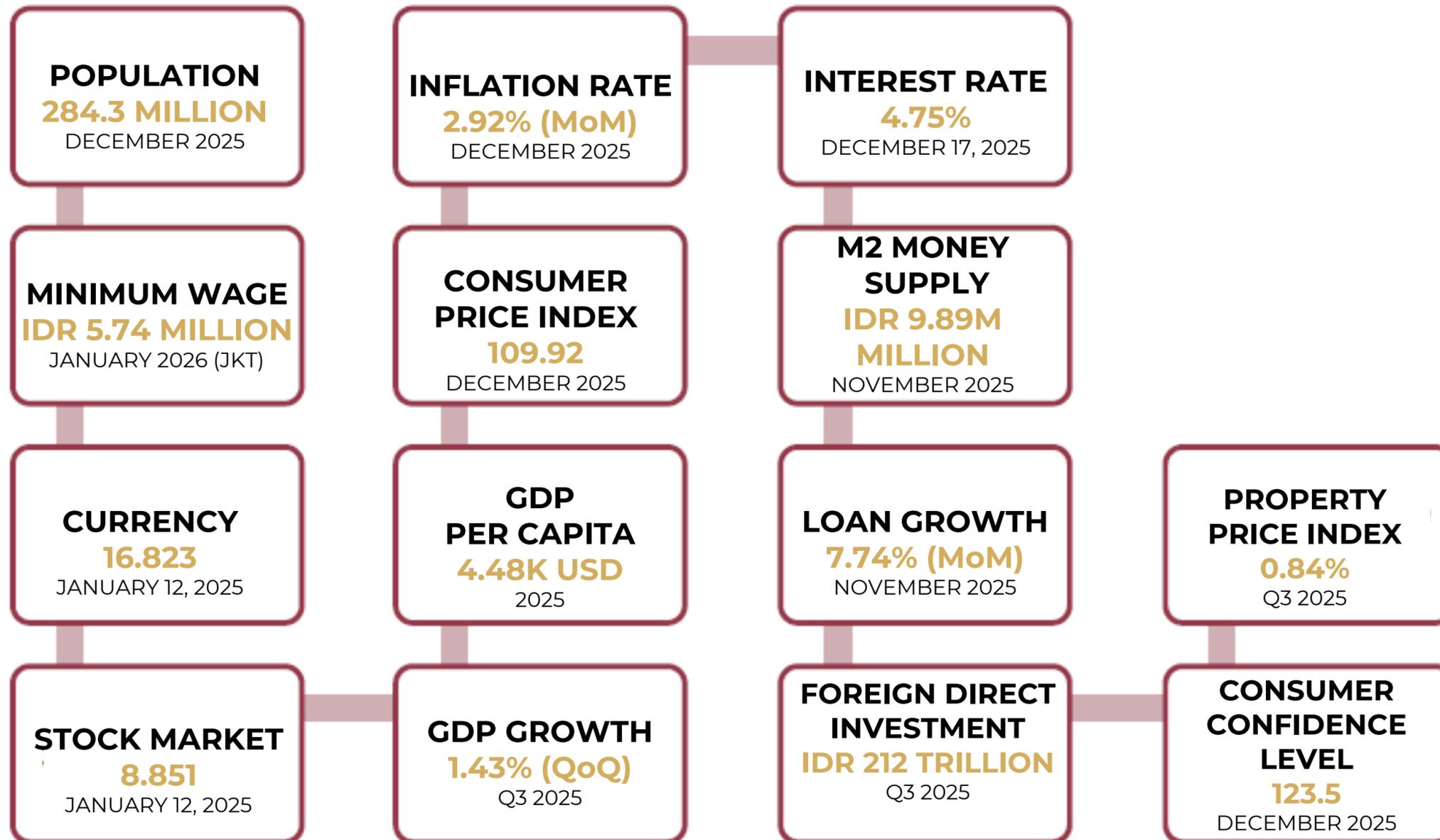
PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

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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 31 December, 2025)

- **PT Kunci Daud Indonesia**  
1,653,801,900 shares, 36.34%
- **PT Intan Investama International**  
1,353,110,600 shares, 29.73%
- **PT Panca Muara Jaya**  
264,859,000 shares, 5.82%
- **Public**  
1,152,269,689 shares, 25.32%
- **Treasury**  
127,416,600 shares, 2.79%

**Total : 4,551,457,789 shares**

As of January 14, 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 Trinitri Properti was established on March 13, 2009.  
Development of the Company's first project, Ubud Village.



**2013**

Joint venture between Waskita Karya and Trinitri 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 Trinitri 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 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

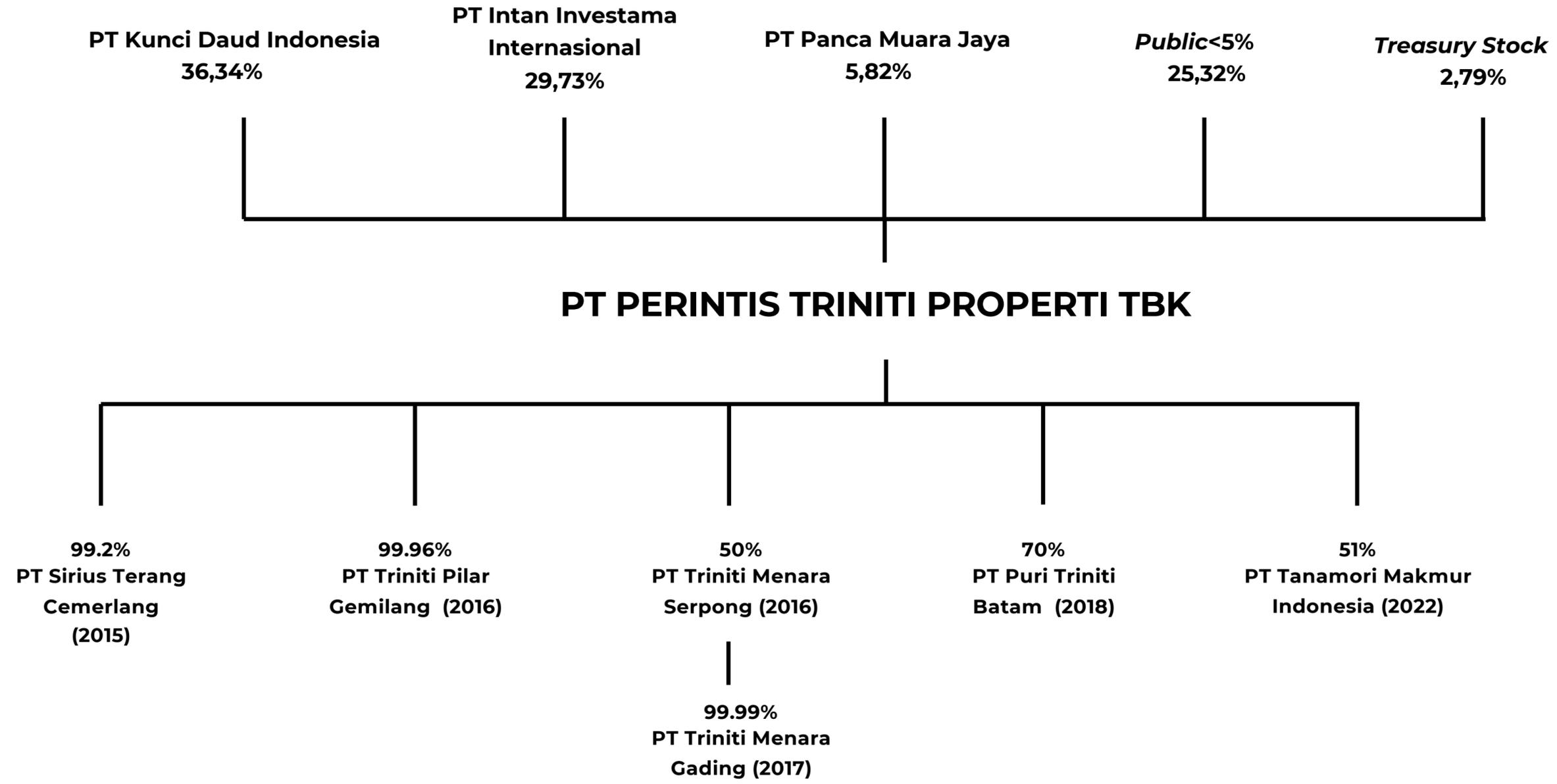


**2025**

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

# COMPANY STRUCTURE

As of December 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

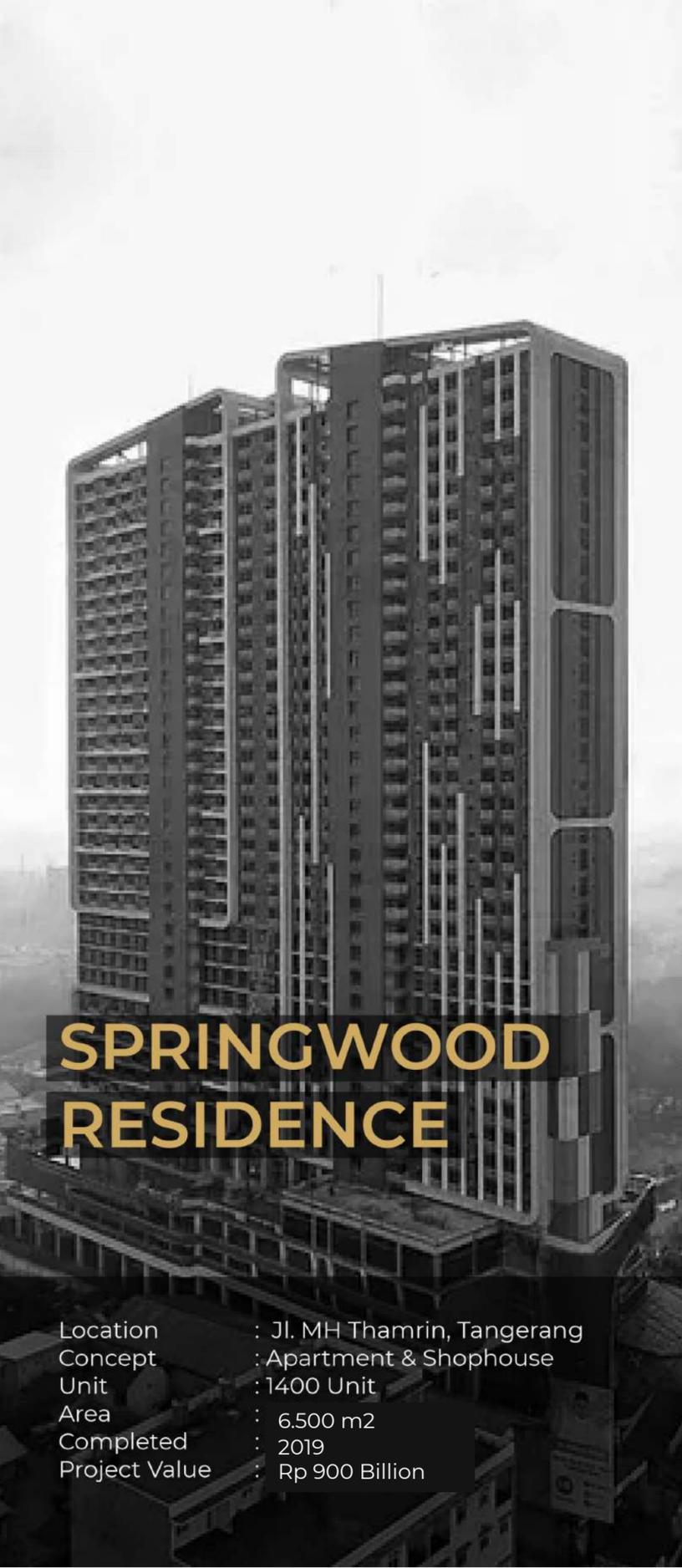
Location : East Sudimara  
Concept : House & Shophouse  
Unit : 360 Unit  
Area : 52.105 m<sup>2</sup>  
Completed : 2011  
Project Value : Rp 180 Billion

## MELROSE PLACE *Melrose Place*

Location : Palmerah, West Jakarta  
Concept : House & Shophouse  
Unit : 200 Unit  
Area : 4.225 m<sup>2</sup>  
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 m<sup>2</sup>  
Completed : 2016  
Project Value : Rp 1,2 Trillion



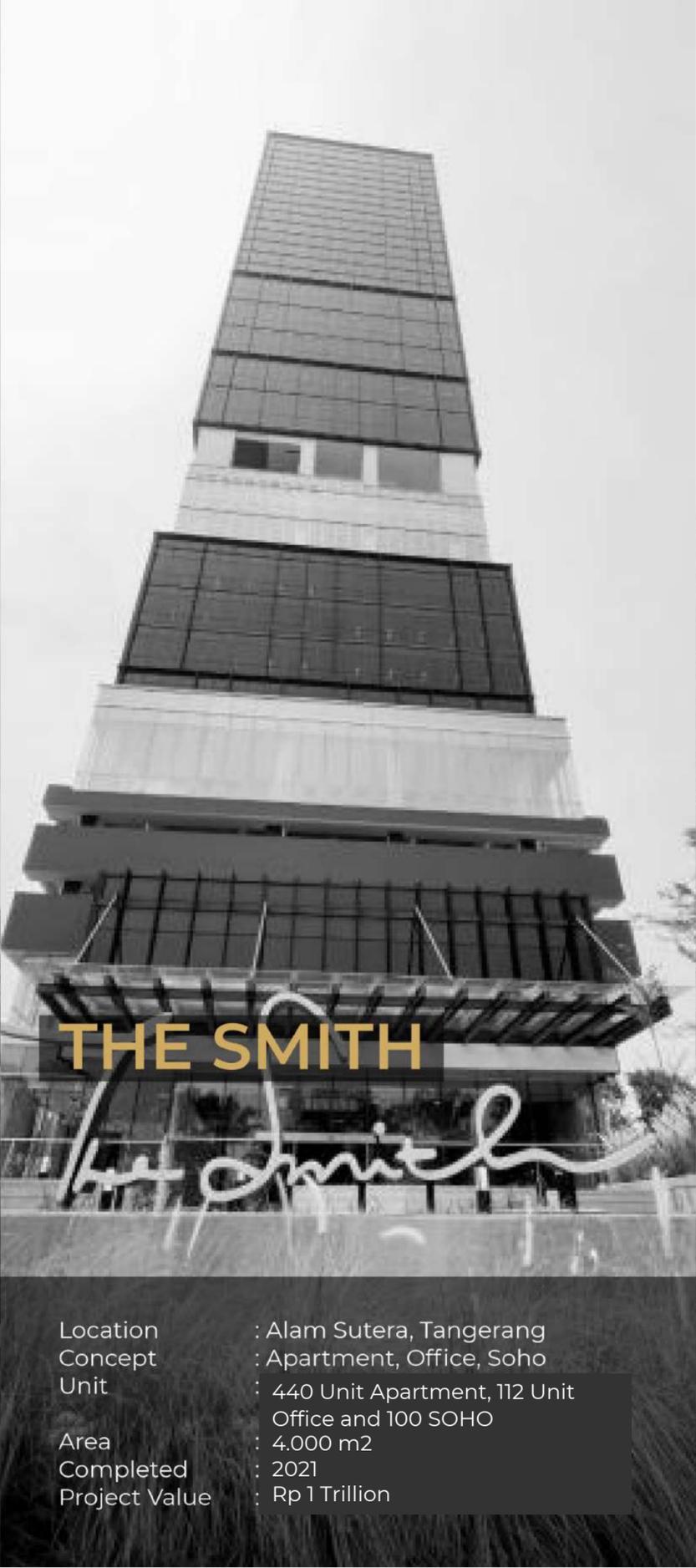
# SPRINGWOOD RESIDENCE

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



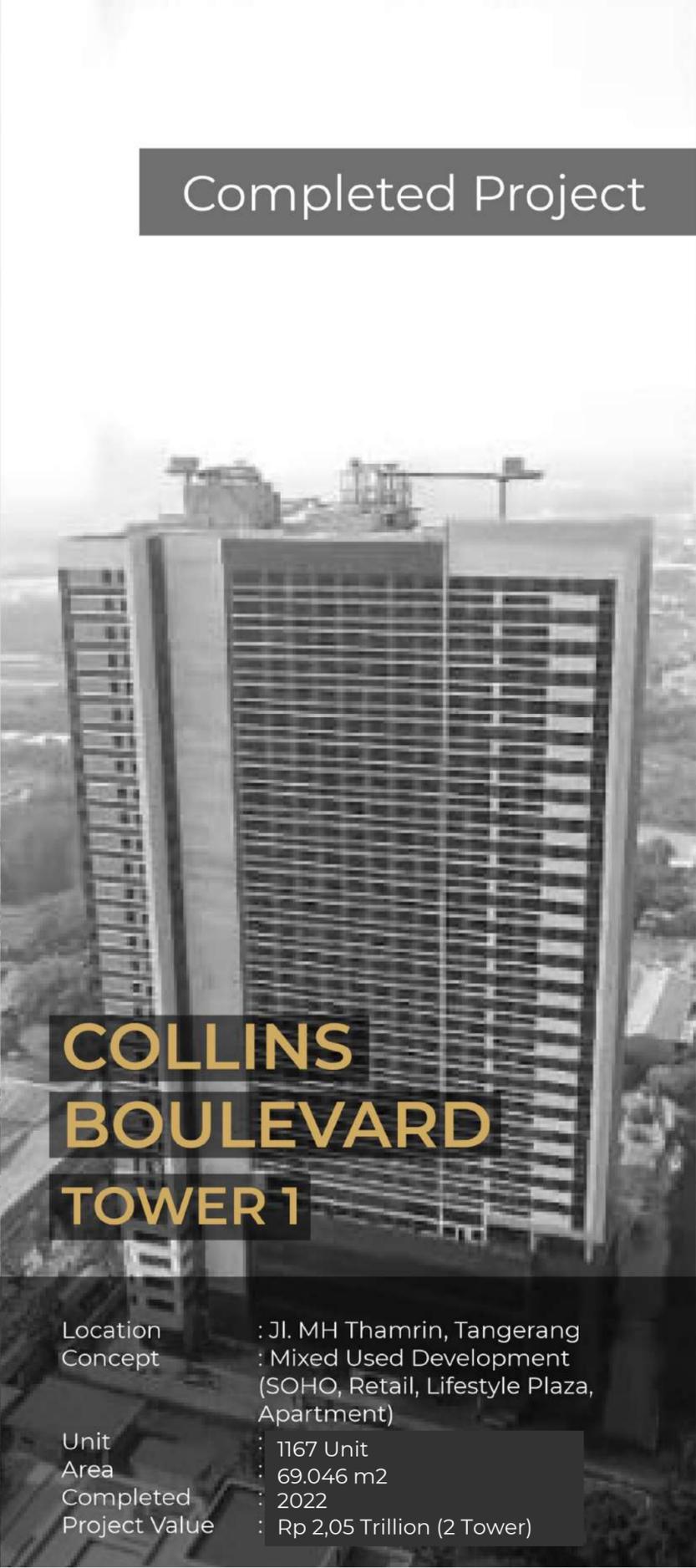
# YUKATA SUITES

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)

# ON-GOING PROJECTS





# COLLINS BOULEVARD



# Collins

BOULEVARD

Hyde Residence

THE SCOTT<sup>KS</sup>  
HOME STUDIO



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**

- 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.



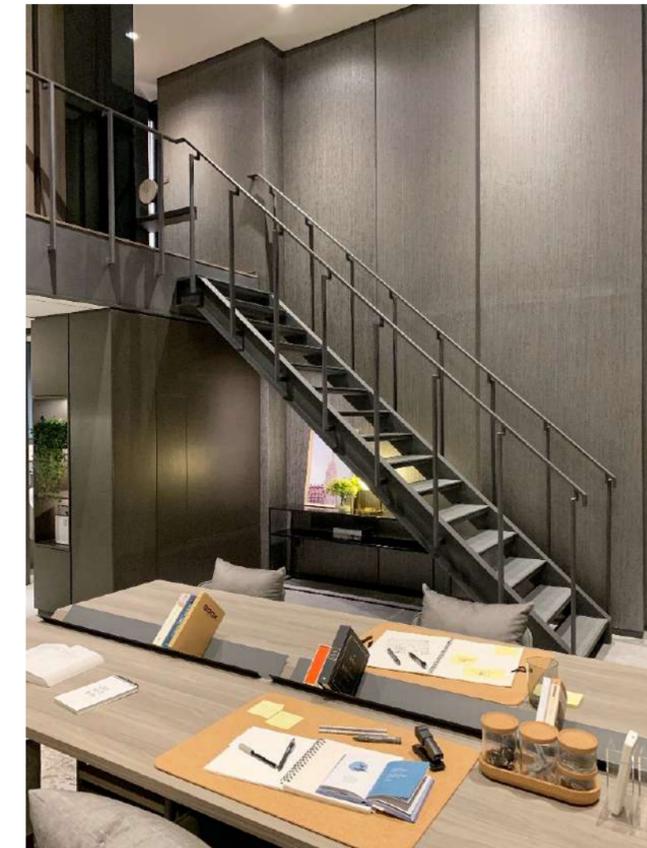
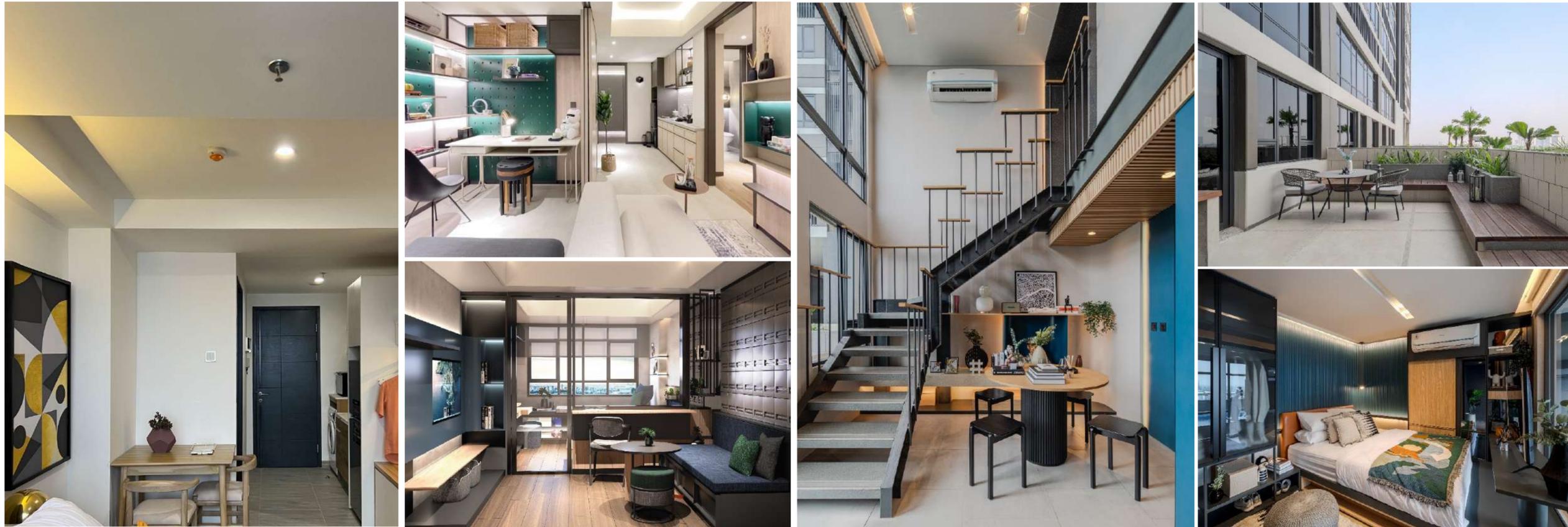
Apartment pertama dengan Fasilitas **Lifestyle Plaza** seluas 1,6 Ha. Dilengkapi dengan Cinema, Supermarket, Restaurant, Cafe, dan Retail Store.

Future Development

**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 December 31, 2025

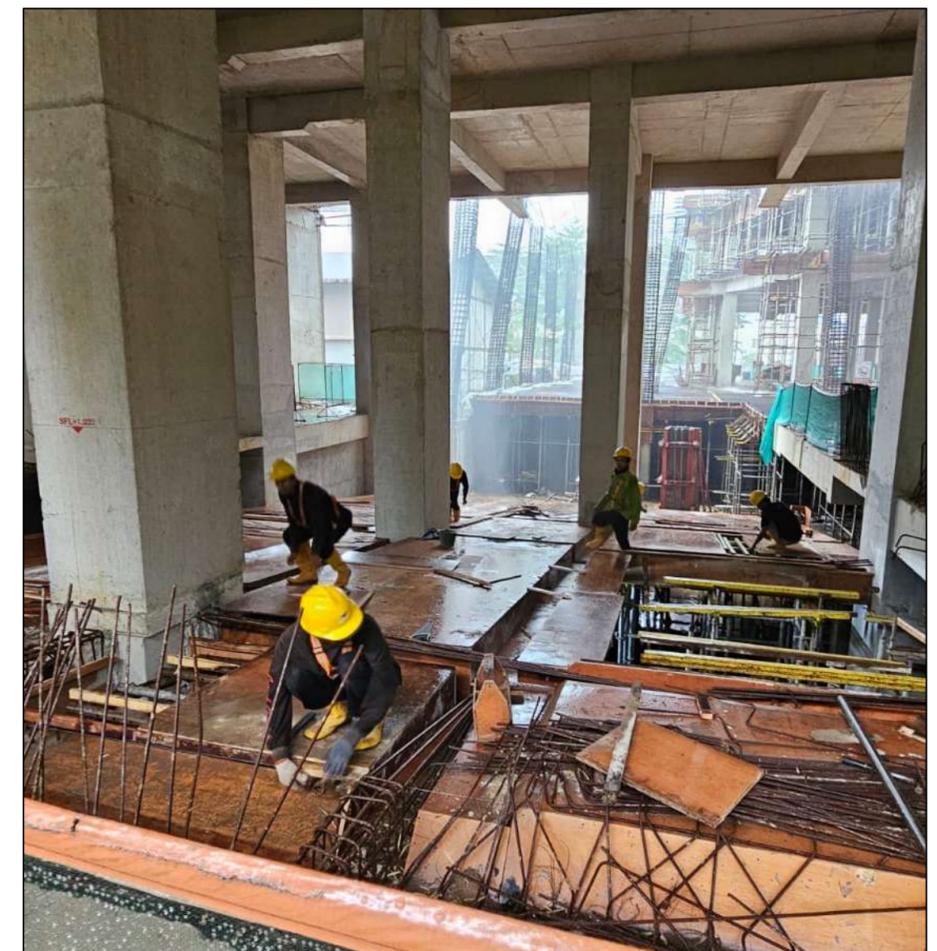
## 1 HYDE RESIDENCE (TOWER I)



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

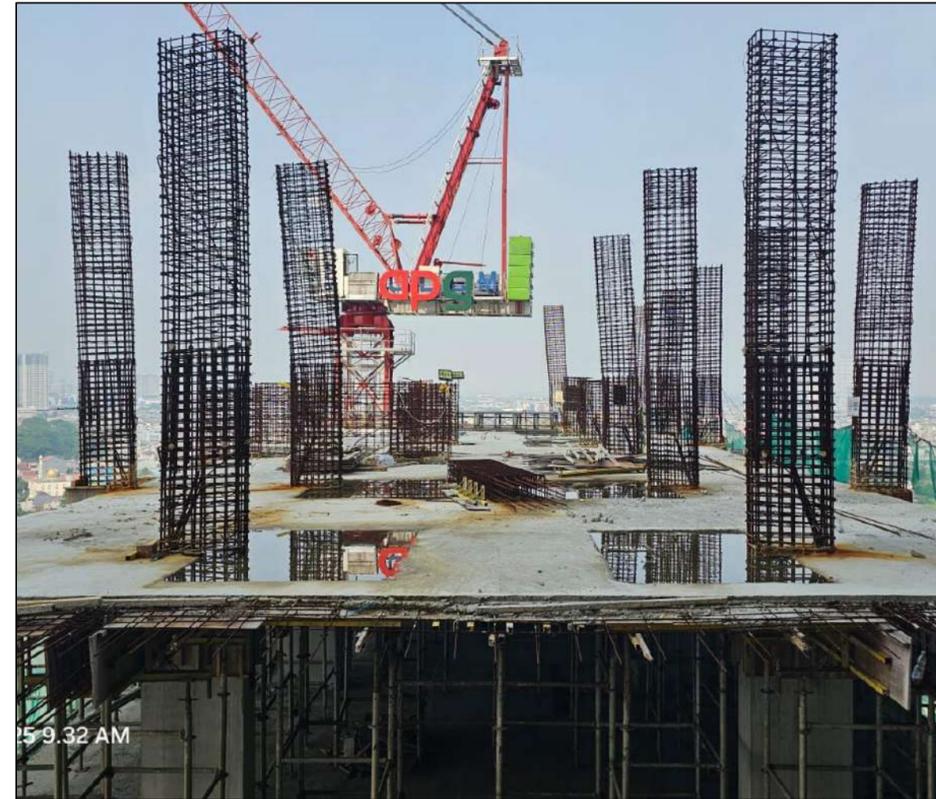


## 3 INSTALLATION OF EXCAVATION SLOPE REINFORCEMENT (TOWER II)



# PROGRESS COLLINS BOULEVARD

As of December 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.



# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

**Area** : 23 Ha

**Concept** : Mixed Used Development (Condovilla, Town House, Business Loft, Edu Complex, Mixed Use Hub)

**Project Value** : Rp 5 Trillion

**Facilities** : 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 Triniti 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 December 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** : 12.5 Ha  
**Concept** : Mixed Used Development (Storage House, Ruko, SOHO, Ready-to-Build Land)  
**Project Value** : Rp 800 Billion  
**Facilities** : 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.





# 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

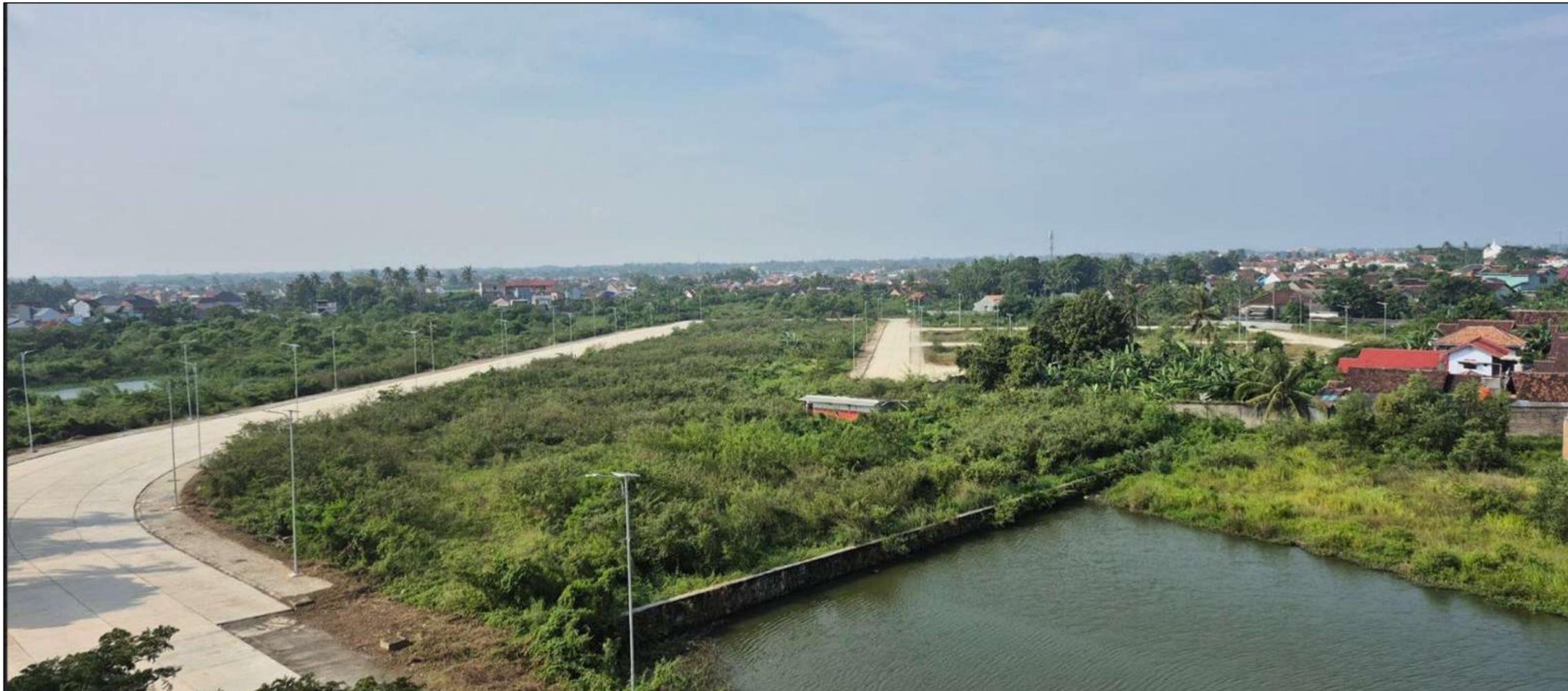
HOLDWELL BUSINESS LOUNGE



# PROGRESS HOLDWELL BUSINESS PARK

As of December 31, 2025

## 1 INFRASTRUCTURE PHASE 1



# PROGRESS HOLDWELL BUSINESS PARK

As of December 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

# A Living Extension of Sequoia Hills

*A 95-hectare sustainable township development in Sentul*

**950.000**  
sqm

DEVELOPMENT AREA

**3.500**

HOMES

**100.000**  
sqm

MIXED COMMERCIALS

**IDR 15 Trillion**

DEVELOPMENT AREA

**70%**

GREEN COVERAGE



# 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 December 31, 2025

## 1 LIVING GALLERY SEQUOIA



## 2 INSIDE LIVING GALLERY SEQUOIA



# CURRENT SITUATION IN SEQUOIA HILLS

As of December 31, 2025

**3** SHOWHOUSE EARTHVILLE (CLUSTER II)



**4** SHOWHOUSE MONO (CLUSTER III)



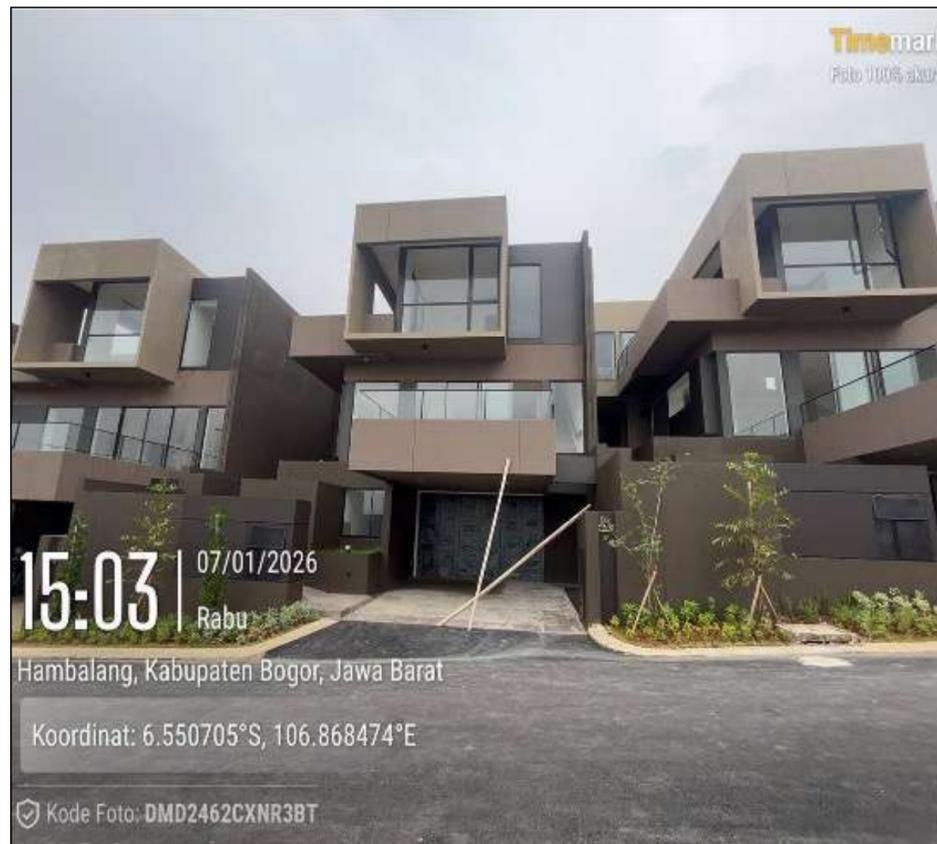
**5** LANDSCAPING ROW 30



# PROGRESS SEQUOIA HILLS

As of December 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 December 31, 2025

**4** MASS PRODUCTION EARTHVILLE  
(CLUSTER II)



**5** INFRASTRUCTURE THE MONO  
(CLUSTER III)



**6** CONSTRUCTION OF CLUBHOUSE  
CLUSTER I



# AWARDS 2025

As of December 31, 2025



Trinito Land kembali menorehkan prestasi gemilang melalui proyek **Sequoia Hills**, yang berhasil meraih penghargaan **Best High End Housing Architectural (Harvest Ville)** pada ajang **PropertyGuru Indonesia Property Awards 2025**.



Trinito 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**.



# 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

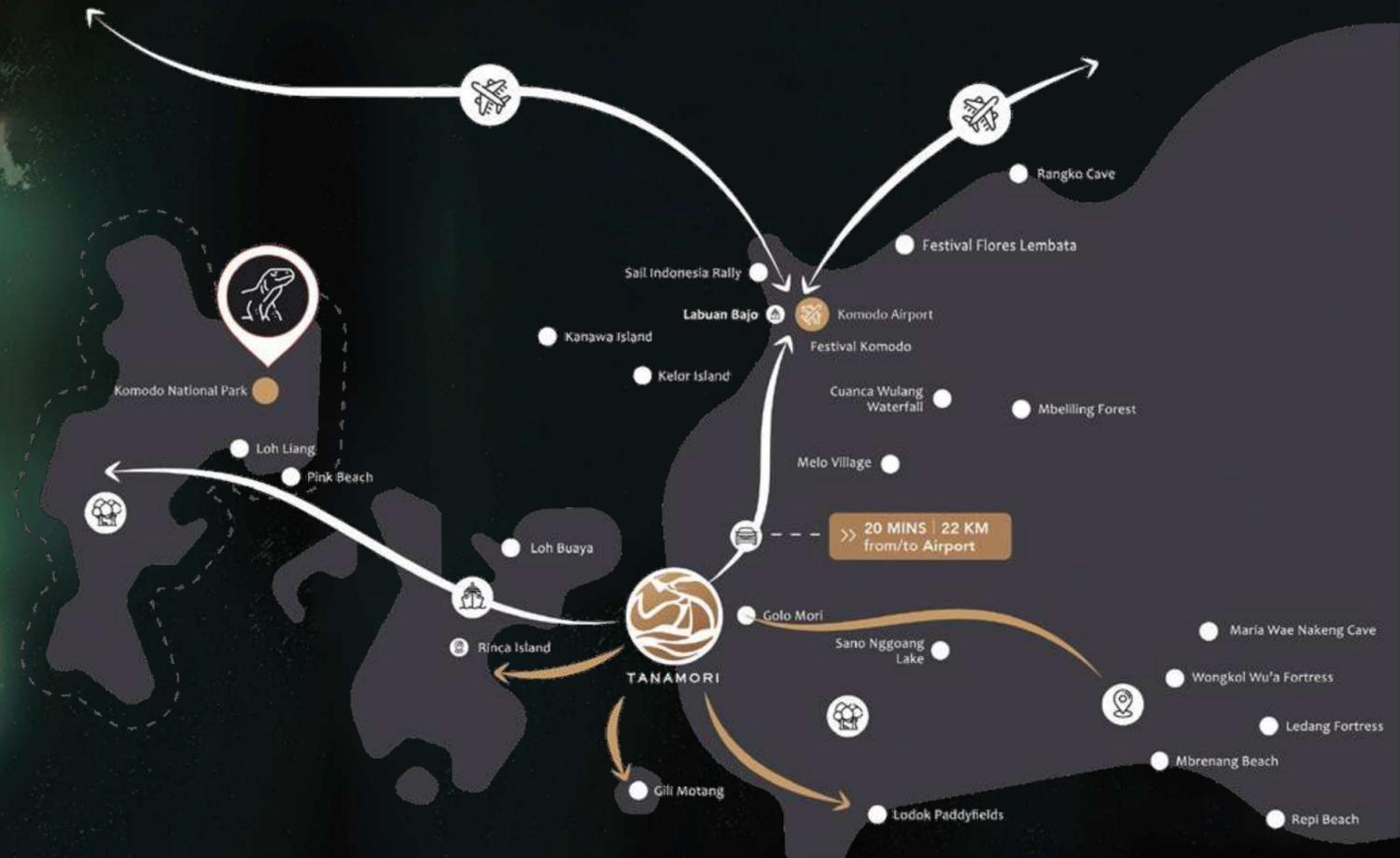


### Legends

- 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



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# CURRENT SITUATION IN TANAMORI

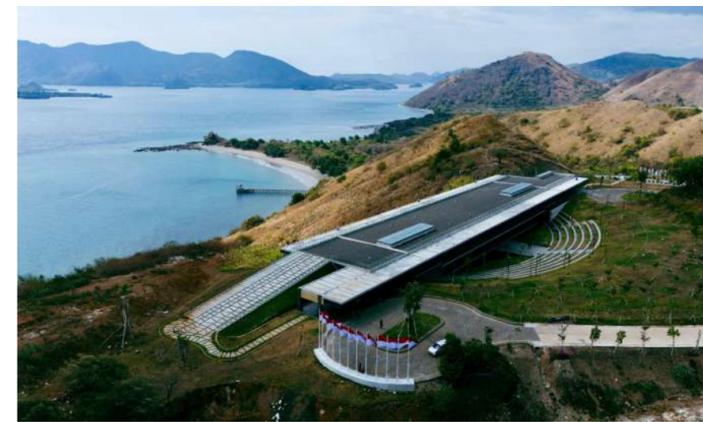
## 1 INFRASTRUCTURE CONSTRUCTION

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

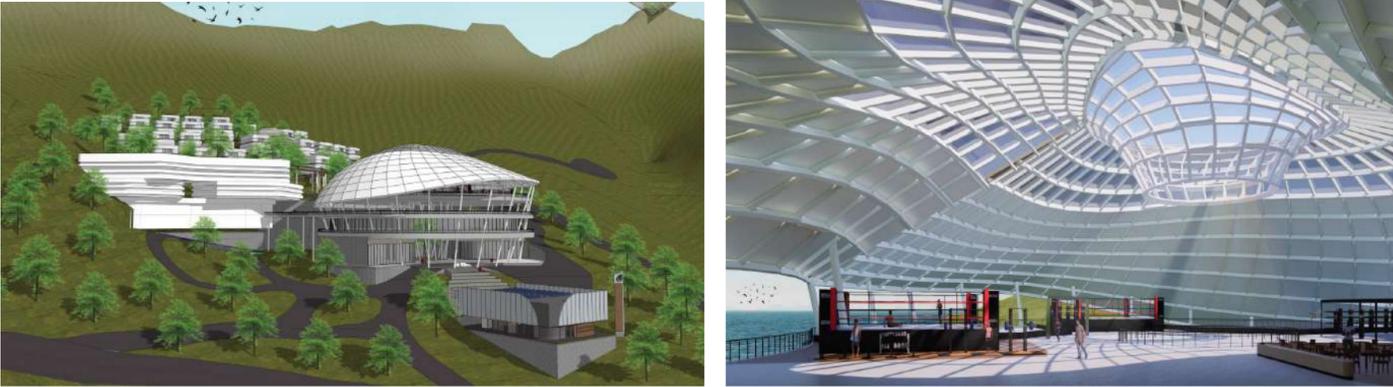
## 1 AWANTARA

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.



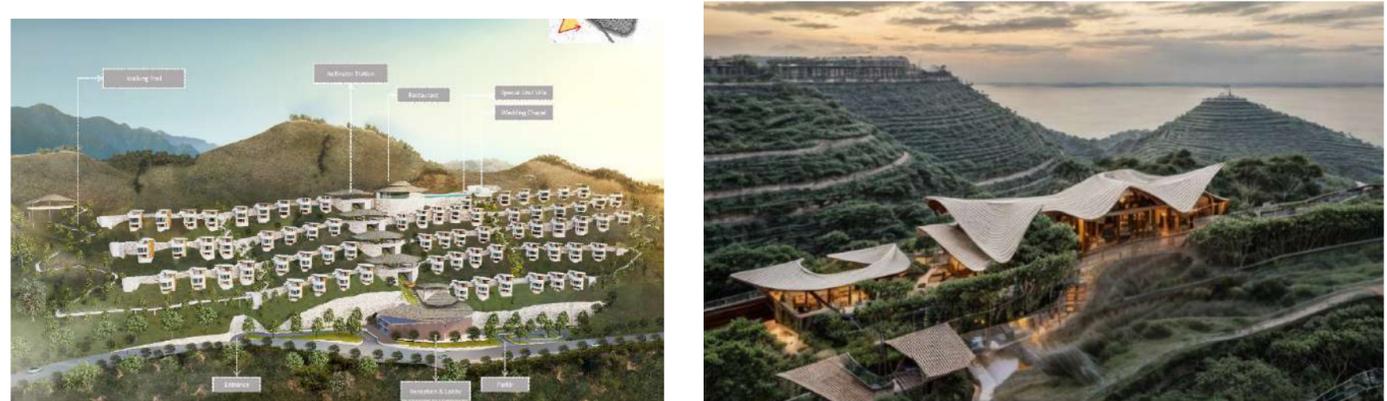
## 2 UFZ with revealium wellness hub

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.



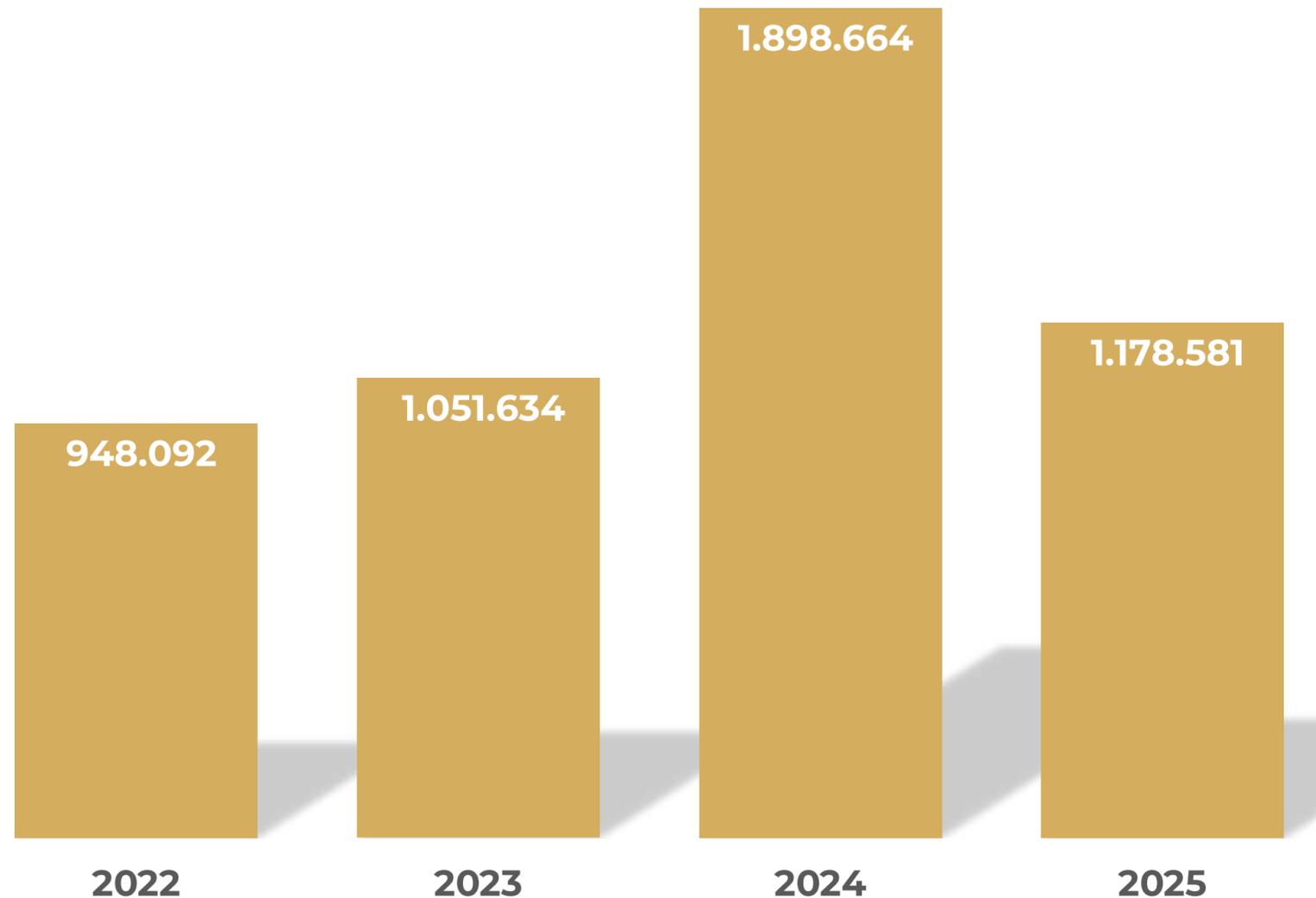
## 3 NOURISH

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 2025, Triniti Land's marketing revenue reflects a resilient performance trajectory, demonstrating the Company's ability to navigate dynamic industry conditions while maintaining market confidence. As of 2025, the Company recorded total marketing revenue of IDR 1.17 trillion, 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 131.90 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, Triniti 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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