



COMPANY UPDATE

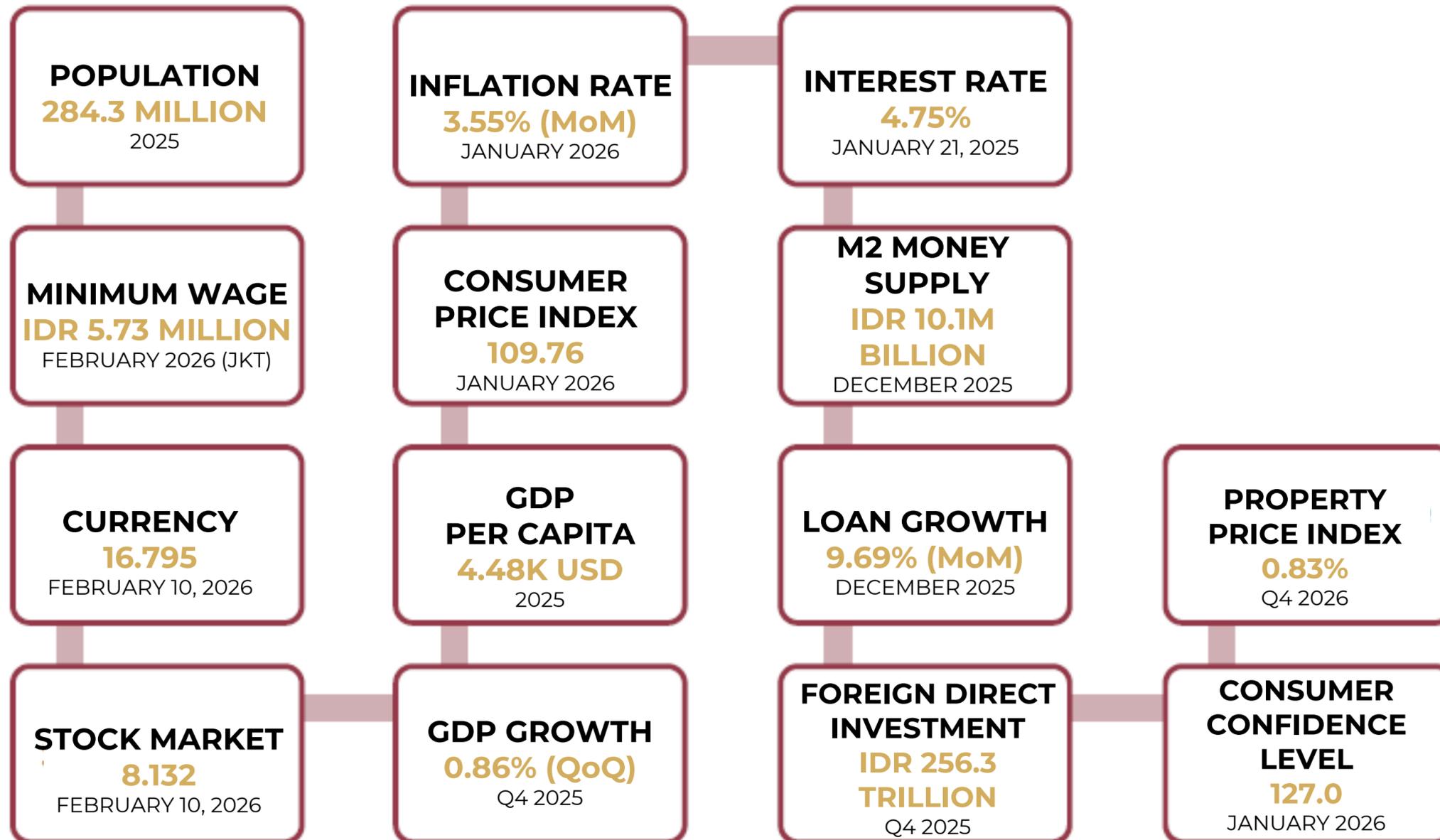
PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

JAN 2026

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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 January, 2026)

- **PT Kunci Daud Indonesia**
1,628,738,000 shares, 35.78%
- **PT Intan Investama International**
1,241,574,500 shares, 27.28%
- **PT Panca Muara Jaya**
264,859,000 shares, 5.82%
- **Public**
1,327,923,689 shares, 29.18%
- **Treasury**
88,362,600 shares, 1.94%

Total : 4,551,457,789 shares

As of February 10, 2026



ABOUT TRINLAND

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 Trinitas Properti was established on March 13, 2009.
Development of the Company's first project, Ubud Village.



2013

Joint venture between Waskita Karya and Trinitas 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 Trinitas 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

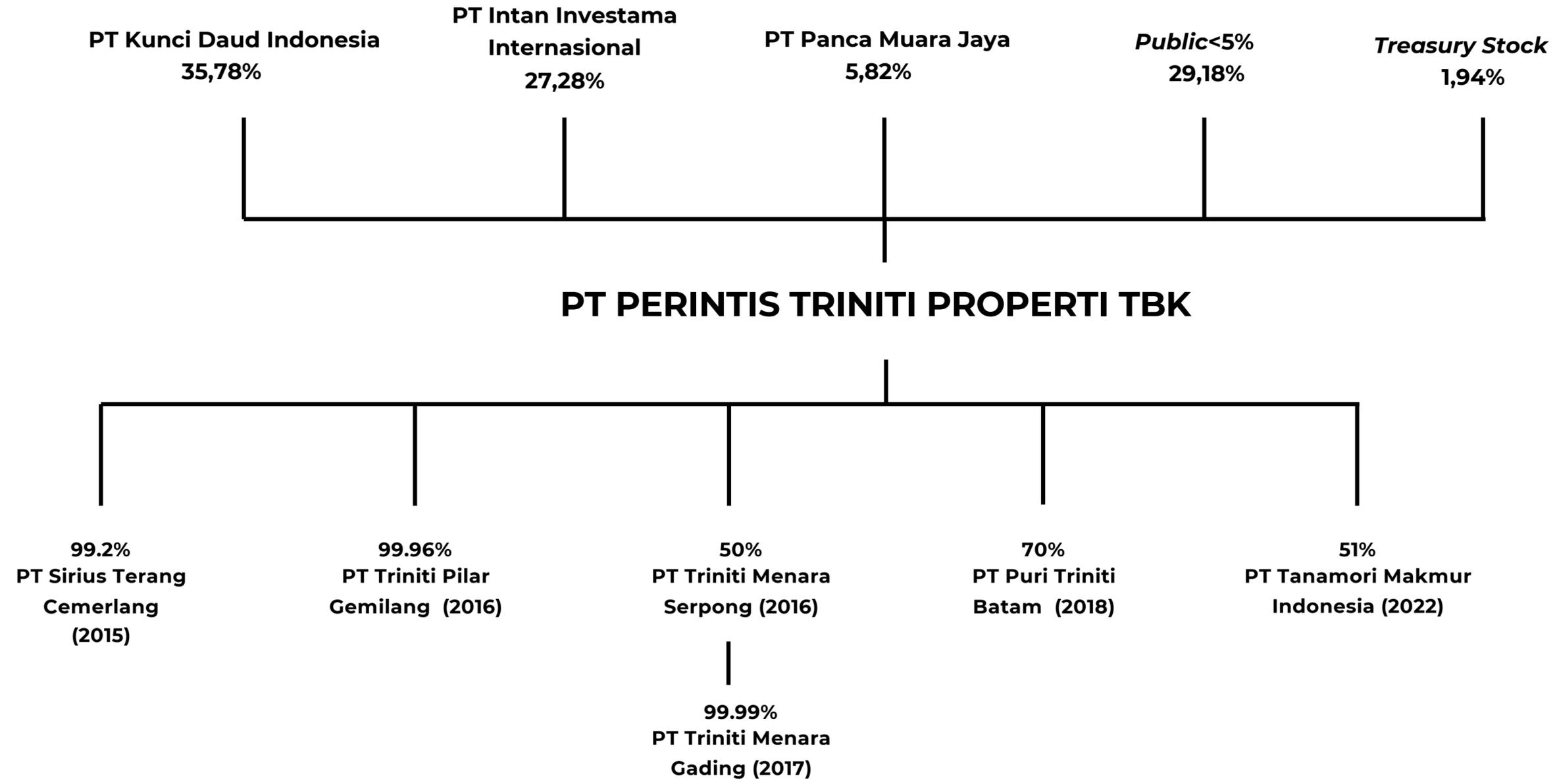


2025

- Topping Off Paul & Prive Condovilla, Marc's Boulevard
- Holdwell Business Park Contractor Agreement Signing Ceremony
- The Appointment of Mrs. Rahayu Saraswati Djojohadikusumo as New Strategic Partner and President Commissioner of TRIN LAND

COMPANY STRUCTURE

As of January 31, 2026



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

Portfolio & Project Execution Capability

COMPLETED PROJECTS





COMPLETED PROJECT

BROOKLYN

Location : Paku Alam,
North Serpong
Concept : Premium Office,
Penthouse, SOHO,
Apartment
Unit : 900 Unit
Area : 5851 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)

Portfolio & Project Execution Capability

ON-GOING PROJECTS





COLLINS BOULEVARD





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".

24.000
sqm

Development Area

IDR 2.05 Trillion
(2 Tower)

Project Value

Mixed Used Development

Residential, SoHo, Retail Area, Lfestyle Plaza

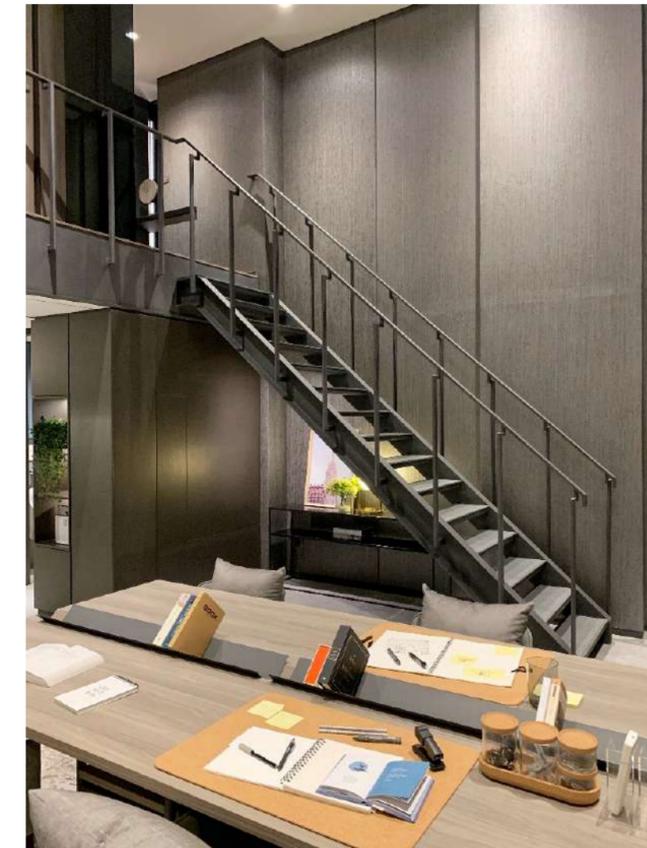
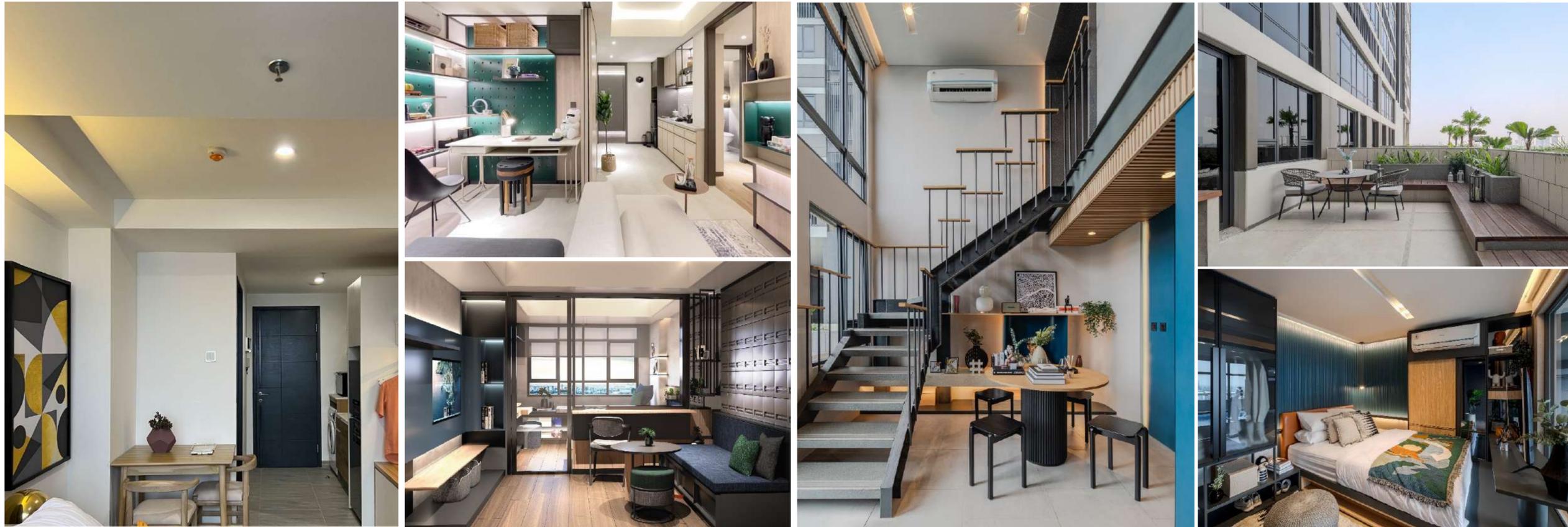
Facilities

Lifestyle Plaza, Jogging Track, Swimming Pool, and Gym

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 January 31, 2026

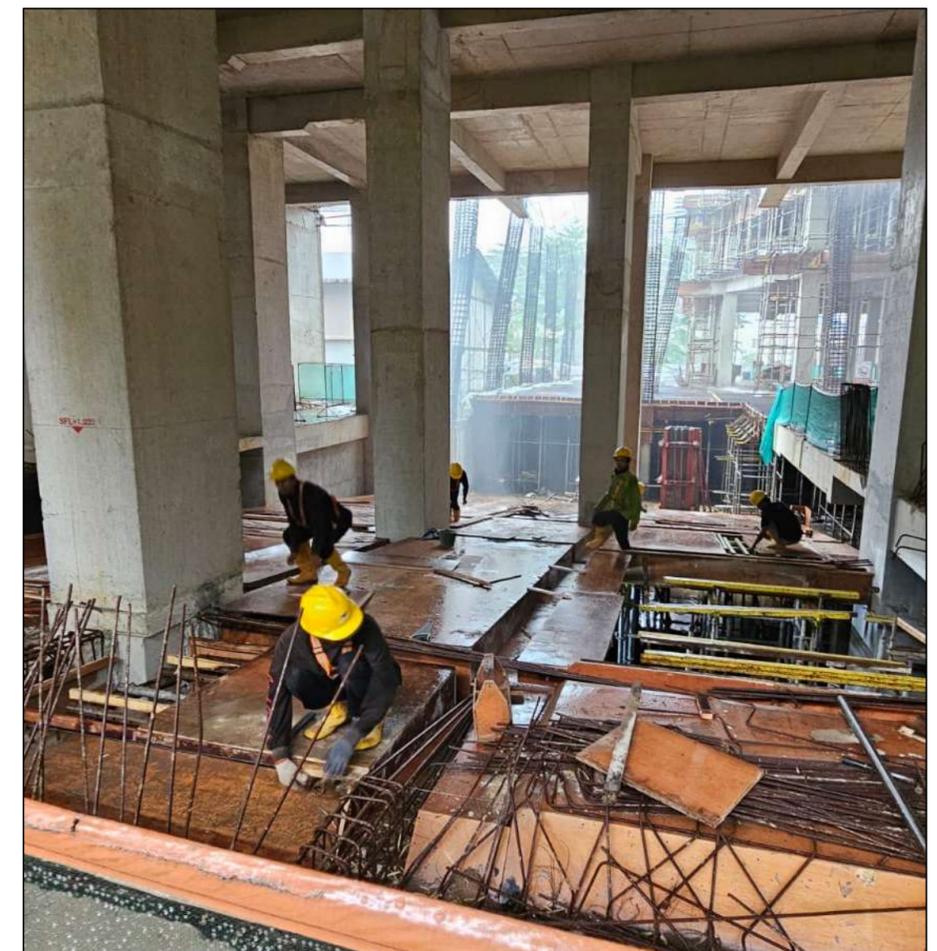
1 HYDE RESIDENCE (TOWER I)



2 BUILDING STRUCTURE REINFORCEMENT OF THE SCOTT (TOWER II)

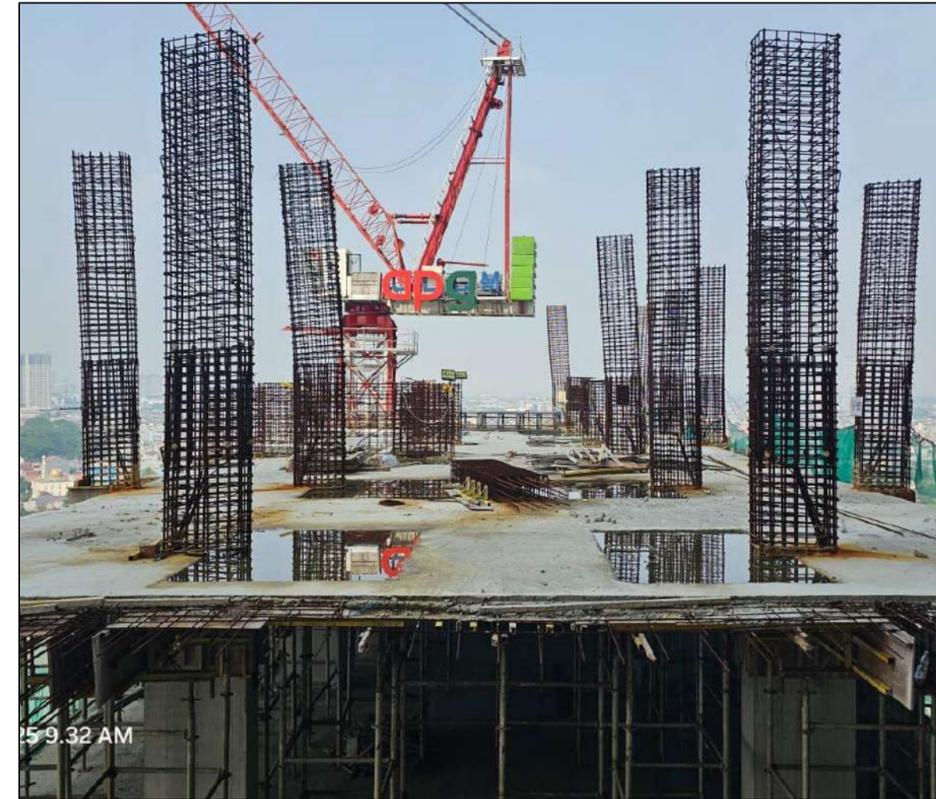


3 INSTALLATION OF EXCAVATION SLOPE REINFORCEMENT (TOWER II)



PROGRESS COLLINS BOULEVARD

As of January 31, 2026



The construction of **Collins Tower II (The Scott)** is progressing steadily, reaching a significant milestone as it now stands at the 15th 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



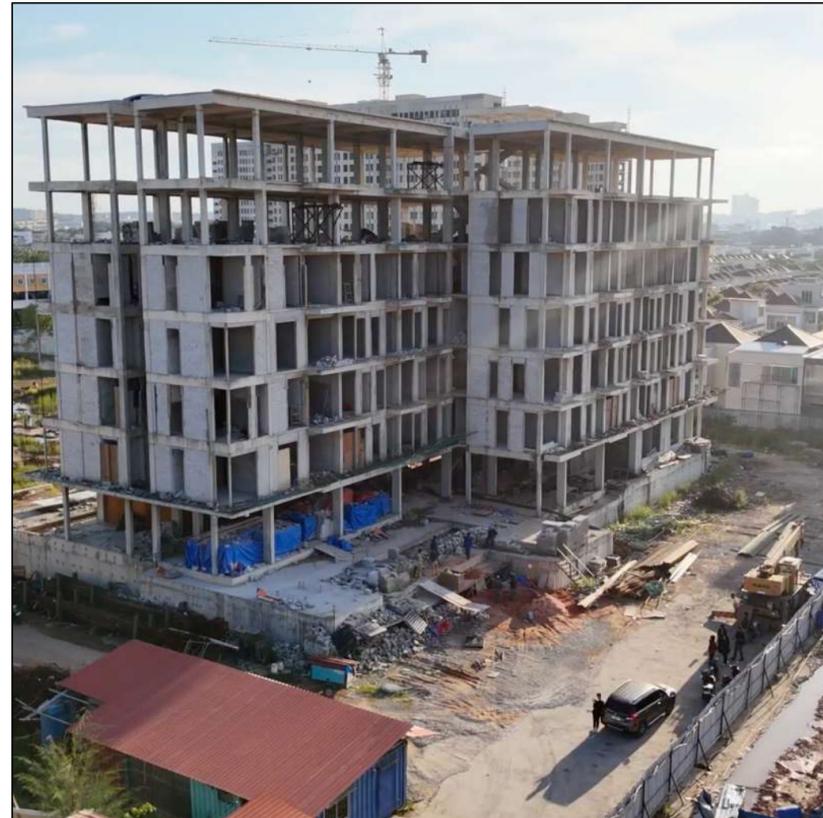
PROGRESS MARC'S BOULEVARD

As of January 31, 2026

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

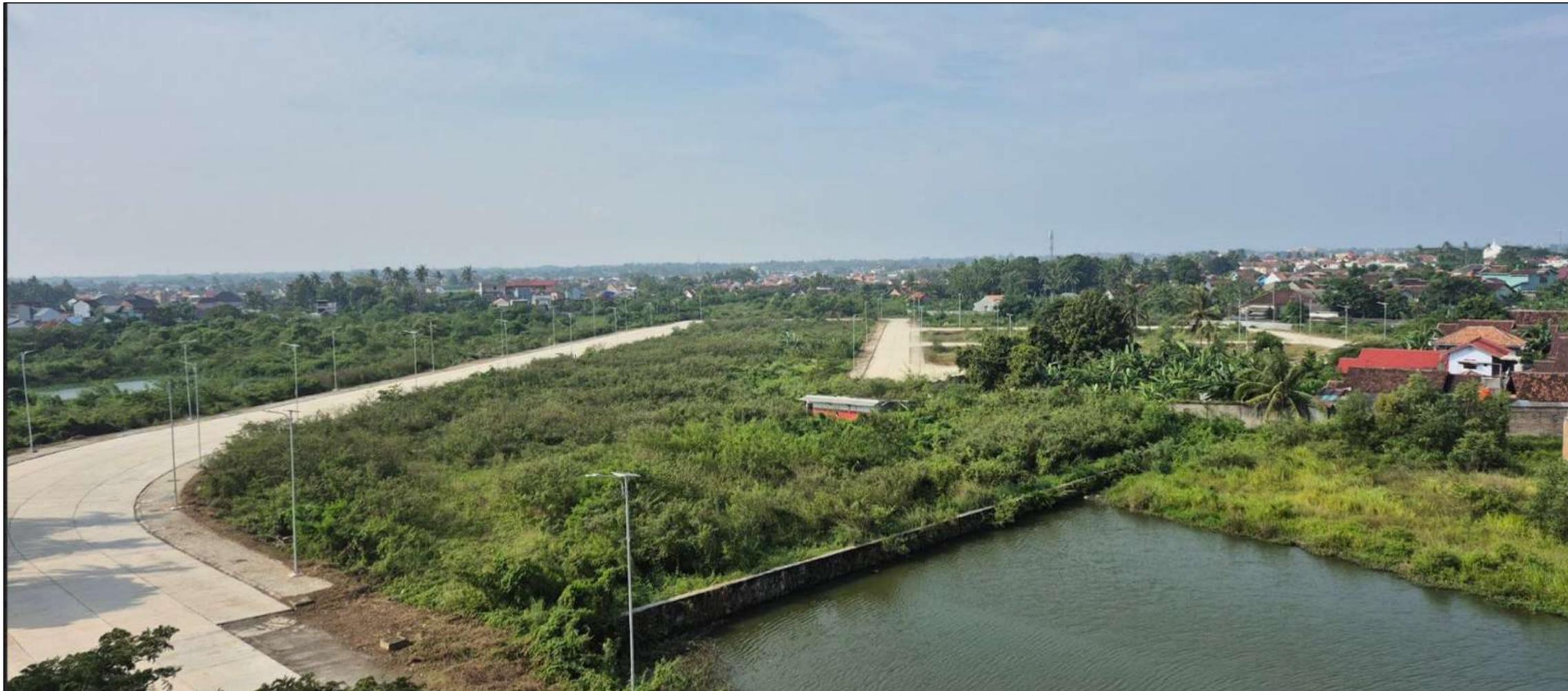
HOLDWELL BUSINESS LOUNGE



PROGRESS HOLDWELL BUSINESS PARK

As of January 31, 2026

1 INFRASTRUCTURE PHASE 1



PROGRESS HOLDWELL BUSINESS PARK

As of January 31, 2026

2 CONSTRUCTION FOR STORAGE HOUSE WORK PHASE 1



HOLDWELL BUSINESS PARK CONTRACTOR AGREEMENT SIGNING CEREMONY

June 29th 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 January 31, 2026

1 LIVING GALLERY SEQUOIA



2 INSIDE LIVING GALLERY SEQUOIA



CURRENT SITUATION IN SEQUOIA HILLS

As of January 31, 2026

3 SHOWHOUSE EARTHVILLE (CLUSTER II)



4 SHOWHOUSE MONO (CLUSTER III)



5 LANDSCAPING ROW 30



PROGRESS SEQUOIA HILLS

As of January 31, 2026

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)



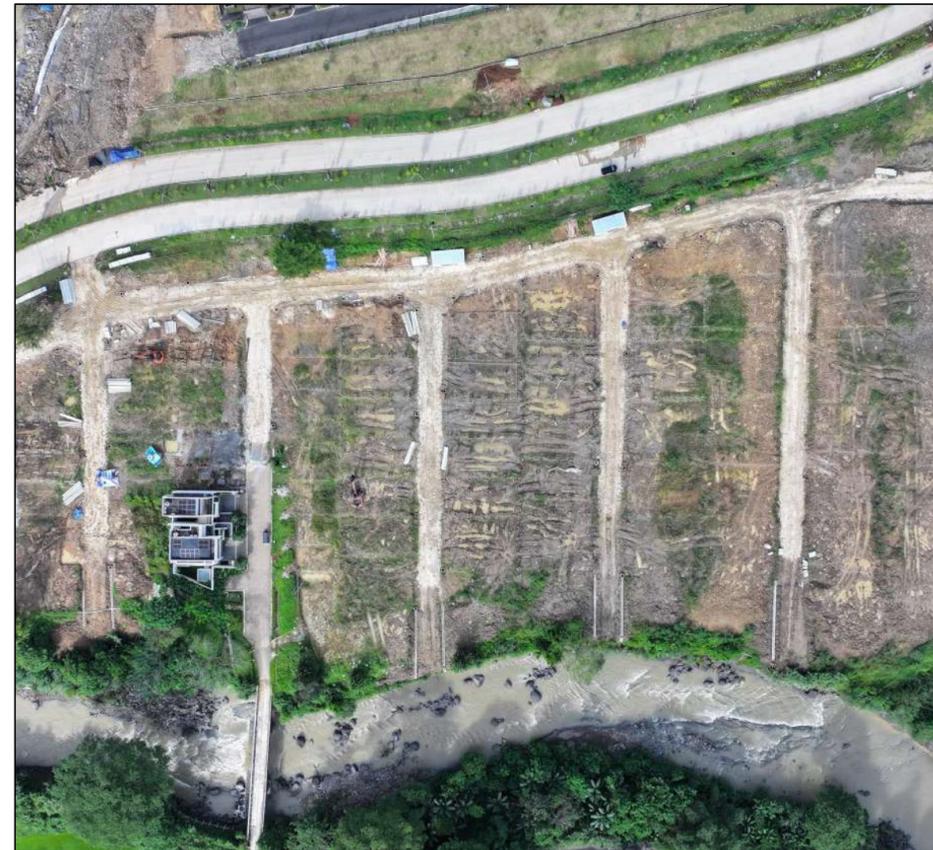
PROGRESS SEQUOIA HILLS

As of January 31, 2026

4 MASS PRODUCTION EARTHVILLE
(CLUSTER II)



5 INFRASTRUCTURE THE MONO
(CLUSTER III)



6 CONSTRUCTION OF CLUBHOUSE
CLUSTER I





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

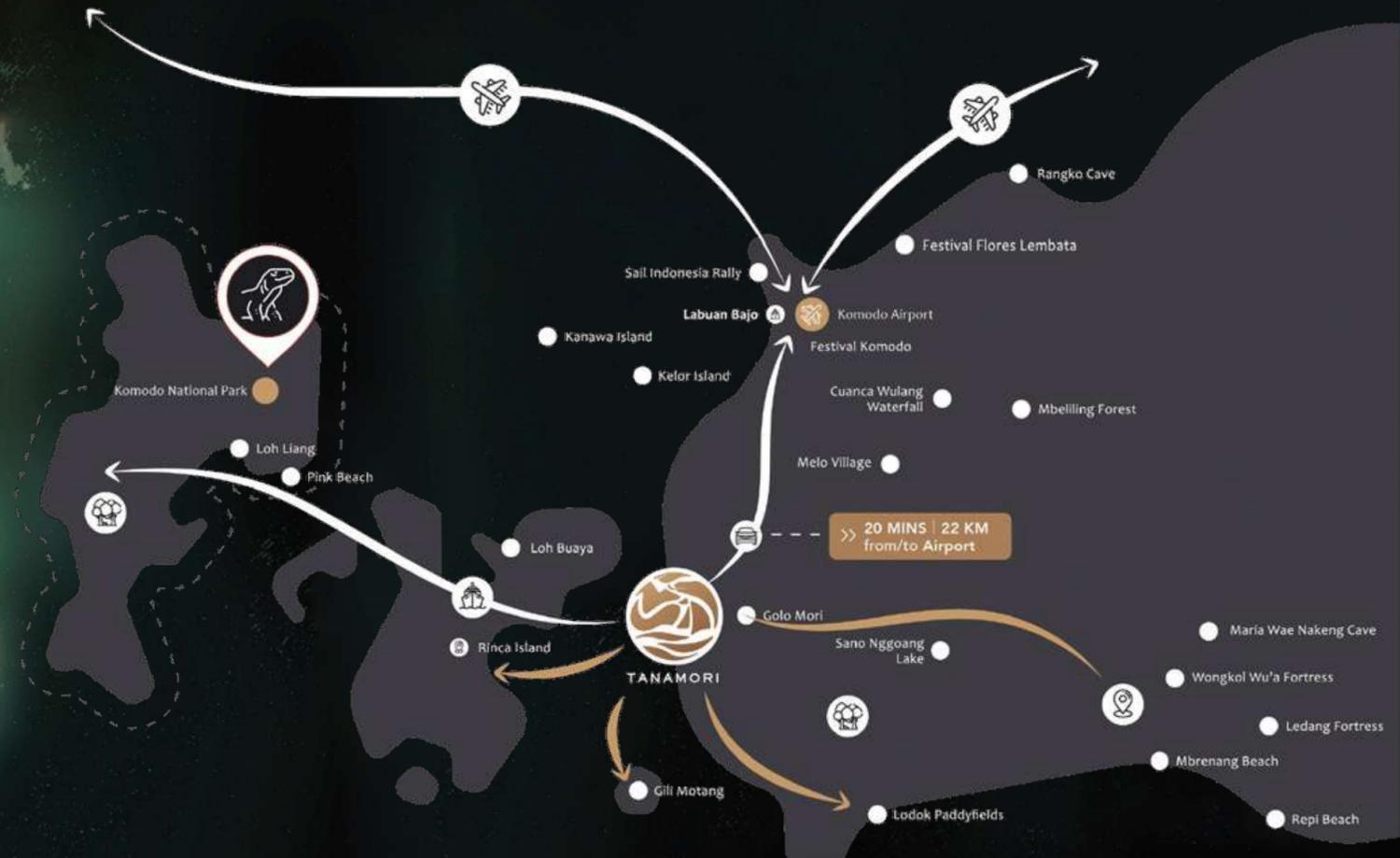


Legends

- 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.



AWARDS

As of January 31, 2026



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**

AWARDS

As of January 31, 2026



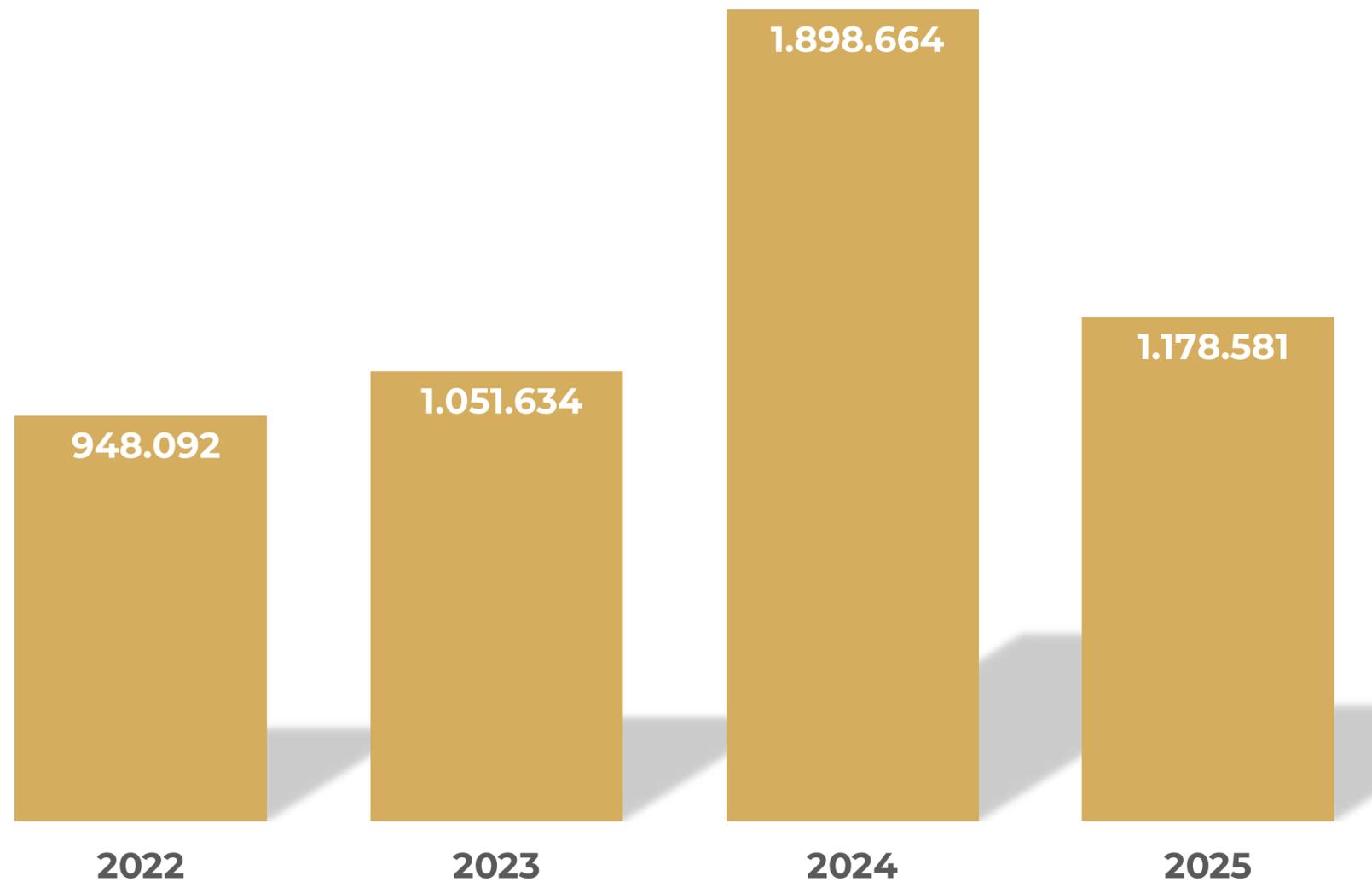
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Triniti Land kembali menorehkan prestasi gemilang melalui proyek **Collins Boulevard**, yang berhasil meraih penghargaan **Best Residential High Rise** pada ajang **FIABCI Indonesia – REI Excellence Awards 2025**

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, reflecting the solid execution of its strategic initiatives and the continued progress of its key projects across various segments.

It is important to note that the moderation in marketing revenue performance during 2025 was primarily attributable to a change in the Company's revenue recognition scope. Starting from September 2025, Triniti Land recognized marketing revenue solely from the Joint Operation (JO) project at Triniti Sentul, following the divestment of PT Triniti Garam Properti (TGP). This adjustment temporarily limited the range of projects contributing to marketing revenue, while the underlying demand and sales momentum across the portfolio remained intact.

Looking ahead to 2026, the Company remains optimistic regarding its marketing revenue outlook. This positive view is supported by the planned continuation of sales momentum at Collins Boulevard, particularly from Tower II – The Scott, as well as the commencement of unit handovers at Marc's Boulevard, which is expected to contribute meaningfully to both revenue recognition and cash flow. Supported by a focused project pipeline and improving visibility on future completions, Triniti Land is well-positioned to restore growth momentum and sustain long-term value creation.

FINANCIAL PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2019	2020	2021	2022	2023	2024	9M 2024	9M 2025
Sales and Revenues	248.709	3.730	2.821	275.599	82.317	216.641	194.277	181.607
Cost of Sales and Direct Cost	(170.086)	(640)	(1.779)	(143.032)	(48.597)	(162.489)	(146.222)	(138.844)
Gross Profits	78.623	3.090	1.042	132.567	33.720	54.152	48.055	42.762
Operating Profit	13.183	(39.982)	(61.232)	44.797	(134.947)	(164.896)	(62.449)	(5.920)
Net Profit (Loss) For The Year	37.491	7.865	(50.322)	28.044	(146.450)	(200.618)	(62.449)	31.096
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	32.557	18.636	(30.148)	690.340	(91.337)	(131.319)	(45.176)	28.552

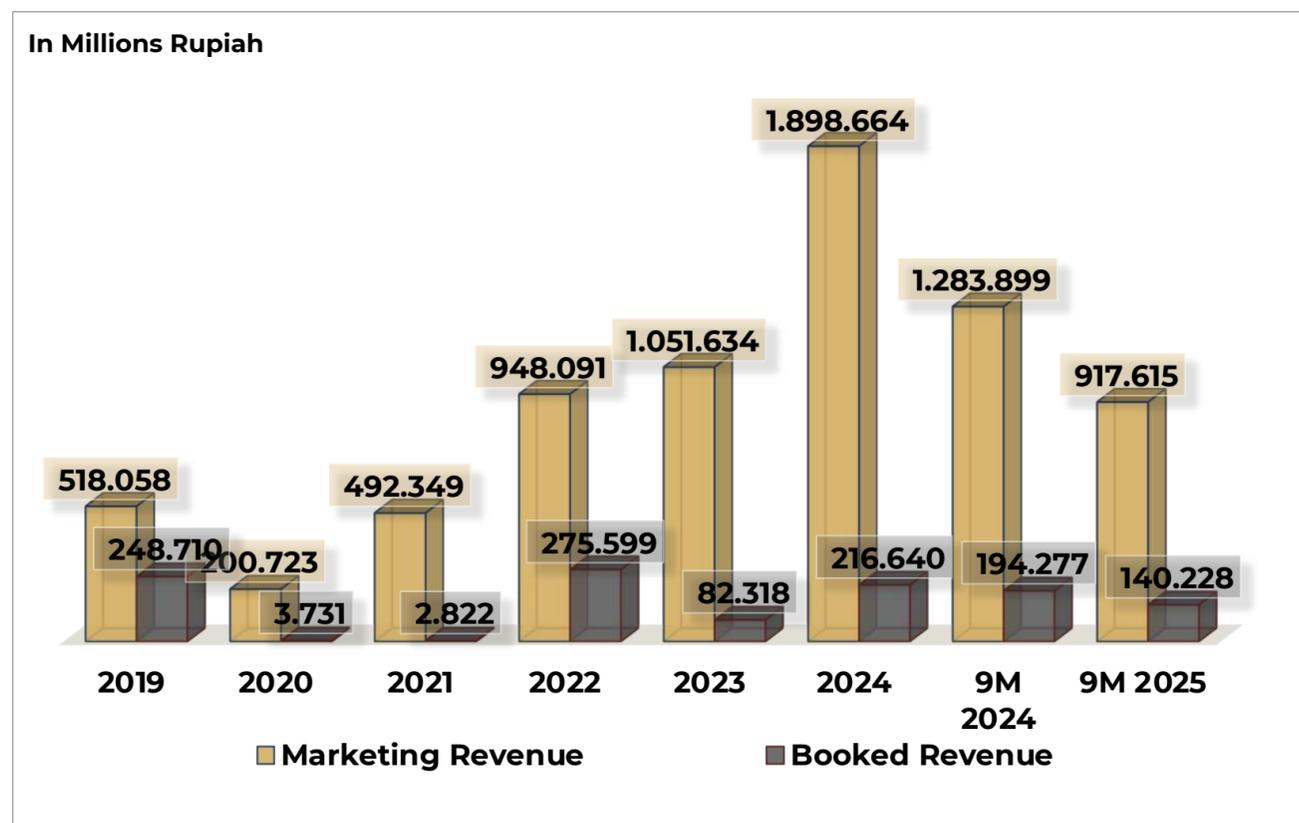
BALANCE SHEET (in millions rupiah)	2019	2020	2021	2022	2023	2024	9M 2024	9M 2025
Assets								
Current Assets	1.010.104	612.974	991.315	1.149.653	1.421.718	1.408.462	1.382.865	1.227.227
Non-Current Assets	809.657	859.190	880.554	927.324	790.821	814.422	790.787	870.515
Total Assets	1.819.761	1.472.164	1.871.869	2.076.977	2.212.539	2.222.884	2.173.653	2.097.742
Liabilities and Equity								
Current Liabilities	801.097	357.508	851.308	1.106.941	1.162.360	1.366.610	1.159.170	753.299
Non-Current Liabilities	489.968	408.005	363.528	327.966	427.414	437.493	454.131	871.702
Total Liabilities	1.291.065	765.513	1.214.836	1.434.907	1.589.774	1.804.103	1.613.301	1.625.002
Equity	528.696	706.651	657.033	642.070	622.765	418.781	560.351	472.740
Total Liabilities and Equity	1.819.761	1.472.164	1.871.867	2.076.977	2.212.538	2.222.884	2.173.653	2.097.742

RATIO	2019	2020	2021	2022	2023	2024	9M 2024	9M 2025
Current Ratio (x)	1.26	1.98	1.16	1.04	1.22	1.03	1.03	1.63
Total Liabilities to Total Equity (x)	2.44	1.08	1.85	2.23	2.55	4.31	4.31	3.44
Total Liabilities to Total Equity (x)*	2.20	0.73	1.18	1.60	1.95	1.69	1.42	1.78
Total Liabilities to Total Assets (x)	0.71	0.52	0.65	0.69	0.72	0.81	0.81	0.77
Net Profit to Total Assets (%)	2.40%	0.34%	-2.66%	1.40%	-6.66%	-8.88%	-2.81%	1.48%
Net Profit to Total Equity (%)	8.26%	0.70%	-7.59%	4.53%	-23.67%	-47.16%	-14.91%	6.58%

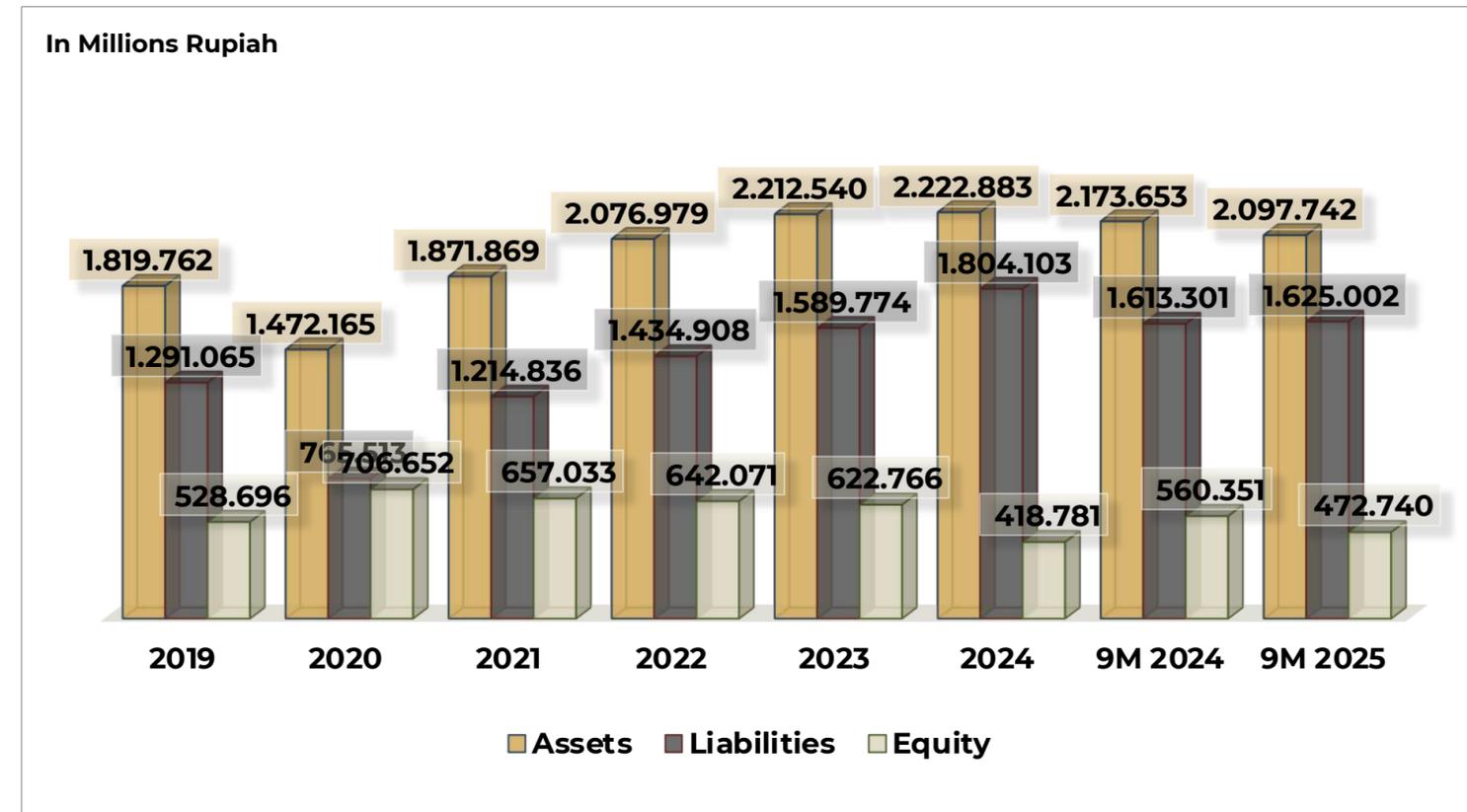
FINANCIAL PERFORMANCE

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	9M 2024	9M 2025
Marketing Revenue	518.058	200.723	492.349	948.091	1.051.634	1.898.664	1.283.899	917.615
Booked Revenue	248.710	3.731	2.822	275.599	82.318	216.640	194.277	181.607
Total Assets	1.819.762	1.472.165	1.871.869	2.076.979	2.212.540	2.222.883	2.173.653	2.097.742
Total Liabilities	1.291.065	765.513	1.214.836	1.434.908	1.589.774	1.804.103	1.613.301	1.625.002
Total Equity	528.696	706.652	657.033	642.071	622.766	418.781	560.351	472.740

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"
- Seeking affordable financing alternatives such as capital markets, green bonds, etc.
- 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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