



Sustainability Report 2025

PT. Perintis Triniti Properti Tbk.



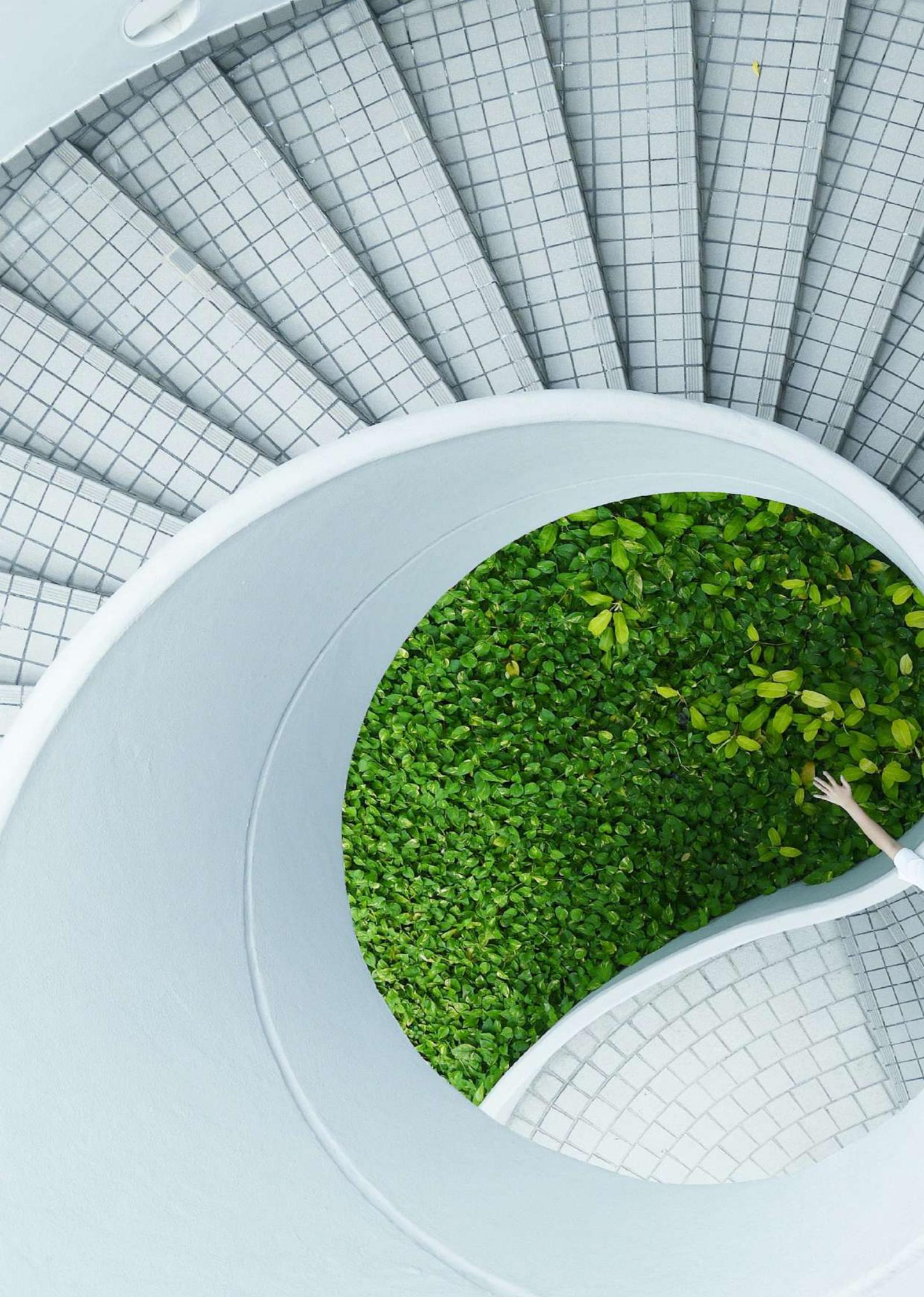




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Glossary

Below is the glossary list found in this report;

PTP	: PT Perintis Triniti Properti Tbk.
PTB	: PT Puri Triniti Batam
TMS	: PT Triniti Menara Serpong
HBP	: Holdwell Business Park
TGP	: PT Triniti Garam Properti

Advancing Sustainability Through Mindful Development

At TRINLAND, we are committed to embedding sustainability across all aspects of our operations and developments. We understand the significant role the real estate industry plays in tackling global issues related to environmental stewardship, social responsibility, and economic sustainability.

This Sustainability Report showcases our dedication to creating lasting positive impacts within the communities we engage with and the environments we help shape. Sustainability is a foundational principle at TRINLAND, influencing every strategic choice we make.

Our developments—such as Sequoia Hills, which allocates 30% of its area to green open spaces; Holdwell Business Park, which features 20% green zones; and Tanamori, a destination centered on sustainable tourism—are all thoughtfully designed to enhance well-being, preserve natural beauty, and empower local economies.

Through this commitment, we strive to address current needs while safeguarding the future.



Key Elements of Sustainability Report

This report presents a thorough overview of the sustainability principles integrated throughout our business operations, underscoring our commitment to ethical and responsible practices. In line with our values of transparency and accountability, we fully comply with POJK 51—Indonesia’s key regulatory guideline for incorporating environmental, social, and governance (ESG) considerations into corporate reporting.

By adhering to this standard, we reinforce our dedication to aligning our practices with both national requirements and international sustainability objectives.

Realizing the Sustainable Development Goals (SDGs)

We are committed to incorporating the core pillars of the Sustainable Development Goals (SDGs) into our business practices, with a focus on three key areas: environmental sustainability, social responsibility, and economic advancement. By embracing green initiatives, promoting inclusive programs, and upholding accountable governance, the company seeks to reduce its ecological footprint, support community empowerment, and drive long-term sustainable development.





In 2021, the company initiated preparations for a project named Sequoia Hills, envisioned as “A Breathing City”—a residential development designed to offer a lush, green environment complemented by modern urban-scale amenities to support the daily needs of residents in the Sentul area.

In addition, the company is also working on Holdwell Business Park, a modern commercial complex located in Lampung. This project is anticipated to become the largest business and commercial hub in Lampung City, serving as a strategic link between Sumatra and other islands.

Beyond these ongoing developments, the company is also planning several new projects, including Tanamori in Labuan Bajo—a 246-hectare development aimed at becoming a world-class, sustainable tourism destination.

<p>IDR 31 T</p> <p>Development Projects 2024</p>	<p>267</p> <p>Main Team Projects</p>
<p>7000</p> <p>Residential & Commercial Unit</p>	<p>>400</p> <p>Hectares sqm Development Projects 2024</p>



What We Do?

At TRINLAND, we are proud of our comprehensive sustainability strategy, which focused on two key areas:

1. CSR Initiatives

We believe that businesses play a significant role in shaping society and the environment. Our approach to Corporate Social Responsibility is centered on making a positive impact in areas such as social welfare, environment protection, diversity & inclusion, public health, and education.

In 2025, TRINLAND has successfully implemented all of 6 CSR pillars, including community development, public and religious facilities, health, and environmental conservation. With a total 24 CSR Programs executed, amounting to Rp338.150.000, this report will highlight the various initiatives and collaborations that showcase our commitment to these important fields.

2. Energy and Waste Monitoring

We understand the importance of managing resources responsibly and have introduced substantial measures to minimize our environmental impact. Our efforts include optimizing the use of paper, fuel, electricity, and water, along with stringent waste management practices.

Breakdown by CSR Pillars

CSR
TRINLAND
Rp327.650.000

Environmental Sector

1. Distribution of Organic and Inorganic Waste Boxes

Health Sector

1. Blood Donation in the Brooklyn & Yukata Area
2. Aerobics Session with the Employees
3. Medical Check-up
4. Karang Taruna Football League
5. Blood Donation at Yukata

Education Sector

1. Soft Skills Seminar and Workshop for High School Students

Disaster Management Sector

1. Natural Disaster Mitigation Outreach Activity "Volunteers Go to School"

Public and Religious Facility Sector

1. Isra Mi'raj Activity Donation
2. Takjil Distribution for Community around Sentul
3. Al Basit Nasir Mosque Renovation
4. Qurban Animal Donation for Eid al-Adha 1446 H (3x)
5. The 47th Bogor Regency MTQ Event

Community Development Sector

1. Laptop and Printer Donation for Village Council
2. Social Services at Orphanage
3. Donation for Orphans around Collins Boulevard
4. Food Donation for Community around Collins Boulevard
5. Donation for Village Development at Babakan Madang
6. Celebration 80th Independence Day at HBP
7. Celebration 80th Independence Day at Babakan Madang
8. Youth Pledge Commemoration Activities in 2025
9. Charity Program at HBP

CSR Programs

The Following are the details of the CSR Programs 2025

No	Date	Activity	Budget	Executor	Location
1.	17/1/25	Laptop and Printer Donation for Village Council	Rp10.000.000	TGP	Kantor Desa Tajur, Kecamatan Citeureup, Kabupaten Bogor
2.	31/1/25	Isra Miraj Activity Donation	Rp3.000.000	TGP	Kawasan Sentul, Bogor
3.	5/2/25	Al Basit Nasir Mosque Renovation	Rp1.000.000	TGP	Masjid Al Basit Nasir, Sentul, Bogor
4.	20/2/25	Distribution of Organic and Inorganic Waste Boxes	Rp1.500.000	HBP	Polsek Tanjung Senang, Koramil Tanjung Senang, Kantor Kecamatan Tanjung Senang, Kantor Kelurahan Labuhan Dalam, Puskesmas Kelurahan Labuhan Dalam, dan Puskesmas Tanjung Senang, Bandar Lampung, Lampung
5.	25/2/25	Social Services at Orphanage	Rp2.000.000	PTB	Panti Asuhan Nurjannah, Batam Kota, Batam
6.	4/3/25	Takjil Distribution for Community around Sentul	Rp16.000.000	TGP	Kawasan Sentul, Bogor
7.	24/3/25	Donation for Orphans around Collins Boulevard	Rp6.000.000	TMS	Marketing Gallery Collins Boulevard, Tangerang Selatan
8.	24/3/25	Food Donation for Community around Collins Boulevard	Rp25.000.000	TMS	Marketing Gallery Collins Boulevard, Tangerang Selatan
9.	3/6/25	Financial Assistance for the Development of Babakan Madang Village	Rp150.000.000	TGP	Kantor Desa Babakan Madang, Kabupaten Bogor
10.	4/6/25	Qurban Donation for Eid al-Adha 1446 H at Tangerang Selatan	Rp30.400.000	TMS	Musala Al-Islamiah dan Musala Nurul Huda, Tangerang Selatan
11.	4/6/25	Qurban Donation for Eid al-Adha 1446 H at Bandar Lampung	Rp6.500.000	HBP	Masjid Al-Ikhlas dan Masjid Hizbullah, Tanjung Senang, Bandar Lampung
12.	4/6/25	Qurban Donation for Eid al-Adha 1446 H at Kabupaten Bogor	Rp57.000.000	TGP	Desa Hambalang, Desa Babakan Madang, Desa Kadumanggu, Polsek Babakan Madang, Polsek Citeureup, Kecamatan Babakan Madang, Kecamatan Citeureup, Kantor Kabupaten Bogor, dan Pondok Pesantren Babakan Madang, Kabupaten Bogor
13.	29/6/25	Aerobic Session with The Employee	Rp1.500.000	HBP	Business Lounge Holdwell Business Park, Bandar Lampung
14.	30/6/25	Blood Donation in the Brooklyn Boulevard Apartment Area	Rp3.000.000	PTP	Parking Area Brooklyn Boulevard Apartment

No	Date	Activity	Budget	Executor	Location
15.	29/7/25	Volunteer Goes to School	Rp2.000.000	TGP	SDN 5 Kadumanggu, Sentul, Bogor
16.	15/8/25	Medical Check -Up	Rp0	PTP	Brooklyn Boulevard Apartment, Tangerang Selatan
17.	17/8/25	Independence Day	Rp1.000.000	HBP	Kelurahan Labuhan Dalam, Kecamatan Tanjung Senang, Bandar Lampung
18.	17/8/25	Independence Day	Rp11.000.000	TGP	Desa Hambalang, Desa Babakan Madang, Desa Kadumanggu, dan Kecamatan Babakan Madang, Sentul, Bogor
19.	18/9/25	Youth Football League	Rp750.000	TGP	Desa Kadumanggu, Sentul, Bogor
20.	25/10/25	MTQ Activity	Rp5.000.000	TGP	Desa Babakan Madang, Sentul, Bogor
21.	28/10/25	Youth Pledge Day	Rp1.000.000	TGP	Desa Hambalang, Sentul, Bogor
22.	11/11/25	Social Service at a Special Needs Orphanage	Rp4.500.000	HBP	Panti Asuhan Dharma Sari, Tanjung Senang, Bandar Lampung
23.	12/11/25	Soft Skill Workshop	Rp0	PTP	SMA IT Almaka, Kalideres, Jakarta Barat
24.	26/11/25	Blood Donation	Rp0	PTP	Area Parkir Brooklyn Boulevard, Tangerang Selatan
TOTAL			Rp327.650.000		

CSR Documentation

The Following are the details of the CSR Programs 2025



Laptop and Printer Donation for Village Council



Isra Miraj Activity Donation



Al Basit Nasir Mosque Renovation



Distribution of Organic and Inorganic Waste Boxes



Social Services at Orphanage



Takjil Distribution for Community around Sentul



Donation for Orphans around Collins Boulevard



Food Donation for Community around Collins Boulevard



Financial Assistance for the Development of Babakan Madang Village



Qurban Donation for Eid al-Adha 1446 H at Tangerang Selatan



Qurban Donation for Eid al-Adha 1446 H at Bandar Lampung



Qurban Donation for Eid al-Adha 1446 H at Kabupaten Bogor



Aerobic Session with The Employee



Blood Donation in the Brooklyn Boulevard Apartment Area



Volunteer Goes To School



Medical Check-Up



Independence Day



Independence Day



Youth Football League



MTQ Activity



Youth Pledge Day



Social Service at a Special Needs Orphanage



Soft Skill Workshop



Blood Donation



Integrating Environmental Responsibility

This Report highlights the critical importance for TRINLAND employees to adopt a mindful approach in their daily activities, focusing on various aspects of sustainability such as paper, electricity, fuel, water consumption, and waste management.



In line with its environmental responsibility, TRINLAND consistently records the usage of these resources, providing a clear understanding of their impact. The company strives to reduce material consumption to ensure environmental sustainability for future generations.

By analyzing resource use and waste management, the report offers insights to raise awareness and foster responsibility among employees, encouraging their active participation in sustainability initiatives.

Ultimately, it reflects TRINLAND dedication to embedding environmental awareness into operations and positioning itself as a socially responsible company committed to a sustainable future.

Paper Usage by Project

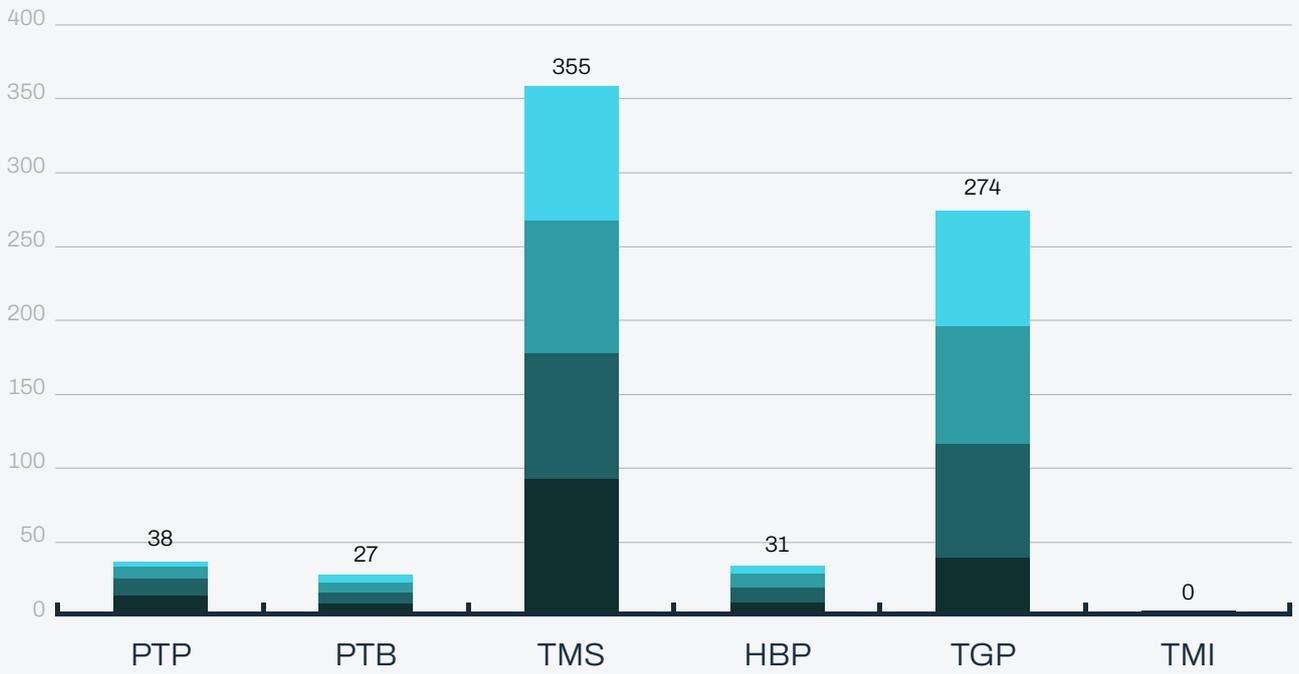
The chart on the side shows the paper usage per ream of each project under TRINLAND.

As shown, PTB records the lowest paper consumption, with 27 reams used in 2025. This is a positive sign, as PTB has begun implementing document digitalization processes.

Meanwhile, TMS shows the highest paper usage, reaching 355 reams in 2025, mainly due to the large number of unit handovers taking place this year.

• Paper Usage Chart (in reams)

Q1 Q2 Q3 Q4



Electricity Usage by Project

The following chart illustrates the electricity consumption across TRINLAND's projects.

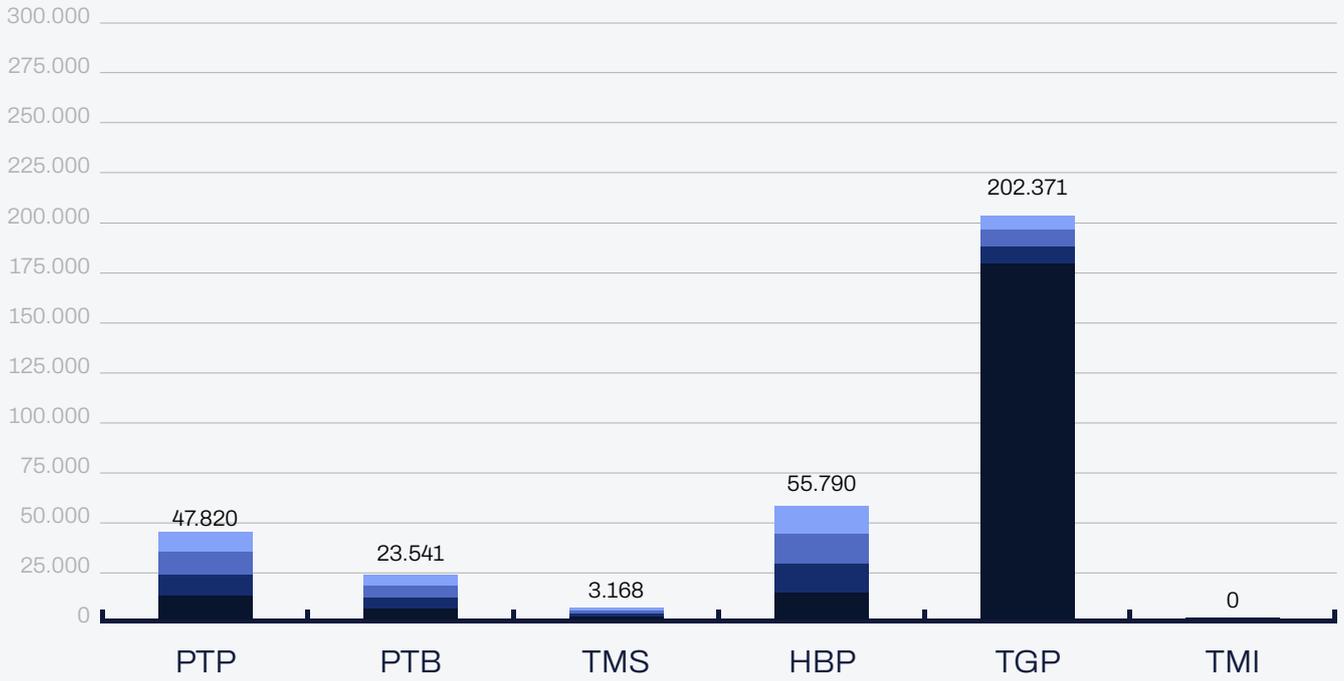
From the chart, it can be seen that TGP records the highest electricity usage, reaching 202.371 kWh in 2025. This relatively high consumption is due to the ongoing construction of Sequoia Hills.

Meanwhile, TMS shows the lowest electricity usage in 2025, with a total of 3.168 kWh.



• Electricity Usage Chart (kWh)

Q1 Q2 Q3 Q4



Fuel Usage by Project

The following chart illustrates the fuel consumption across TRINLAND's projects.

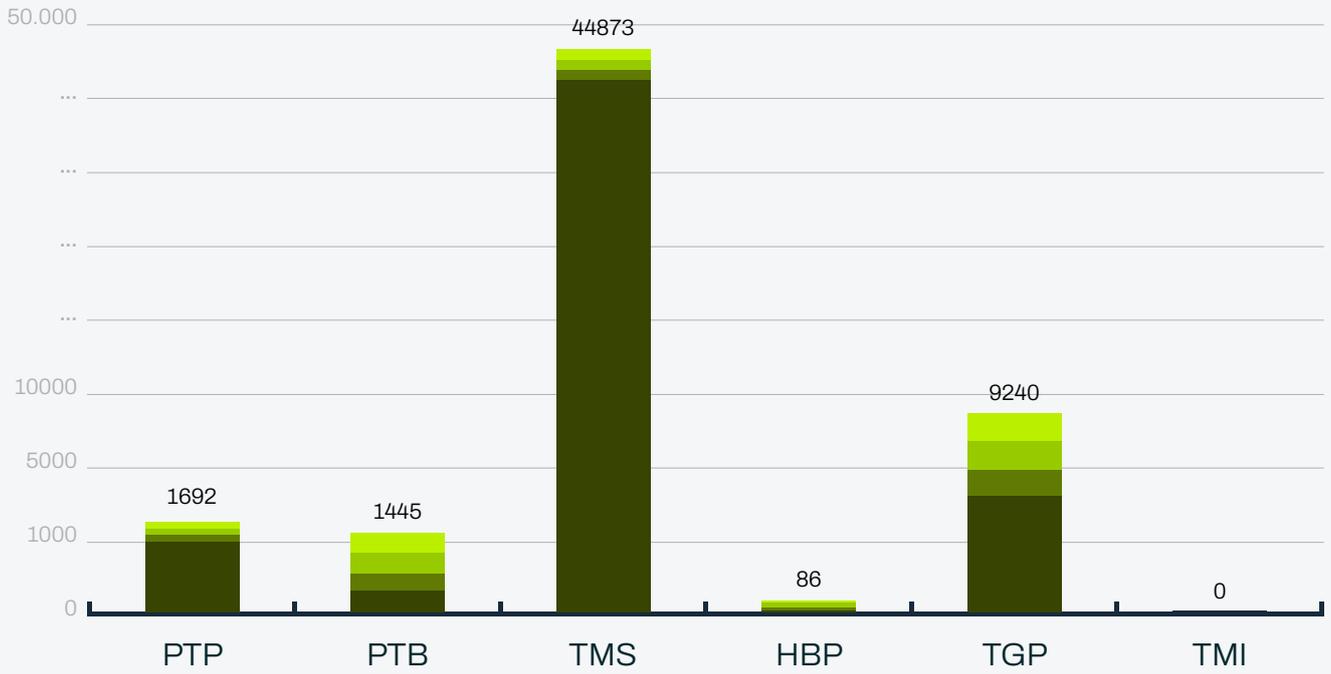
From the chart, it can be seen that TMS has the highest fuel usage among all projects, reaching 44.873 liters in 2025. This relatively high consumption is due to the ongoing construction of The Scott-Collins Boulevard.

Meanwhile, HBP records the lowest fuel usage with 86 litres, as its construction process is yet to commence.



• Fuel Usage Chart (liter)

Q1 Q2 Q3 Q4



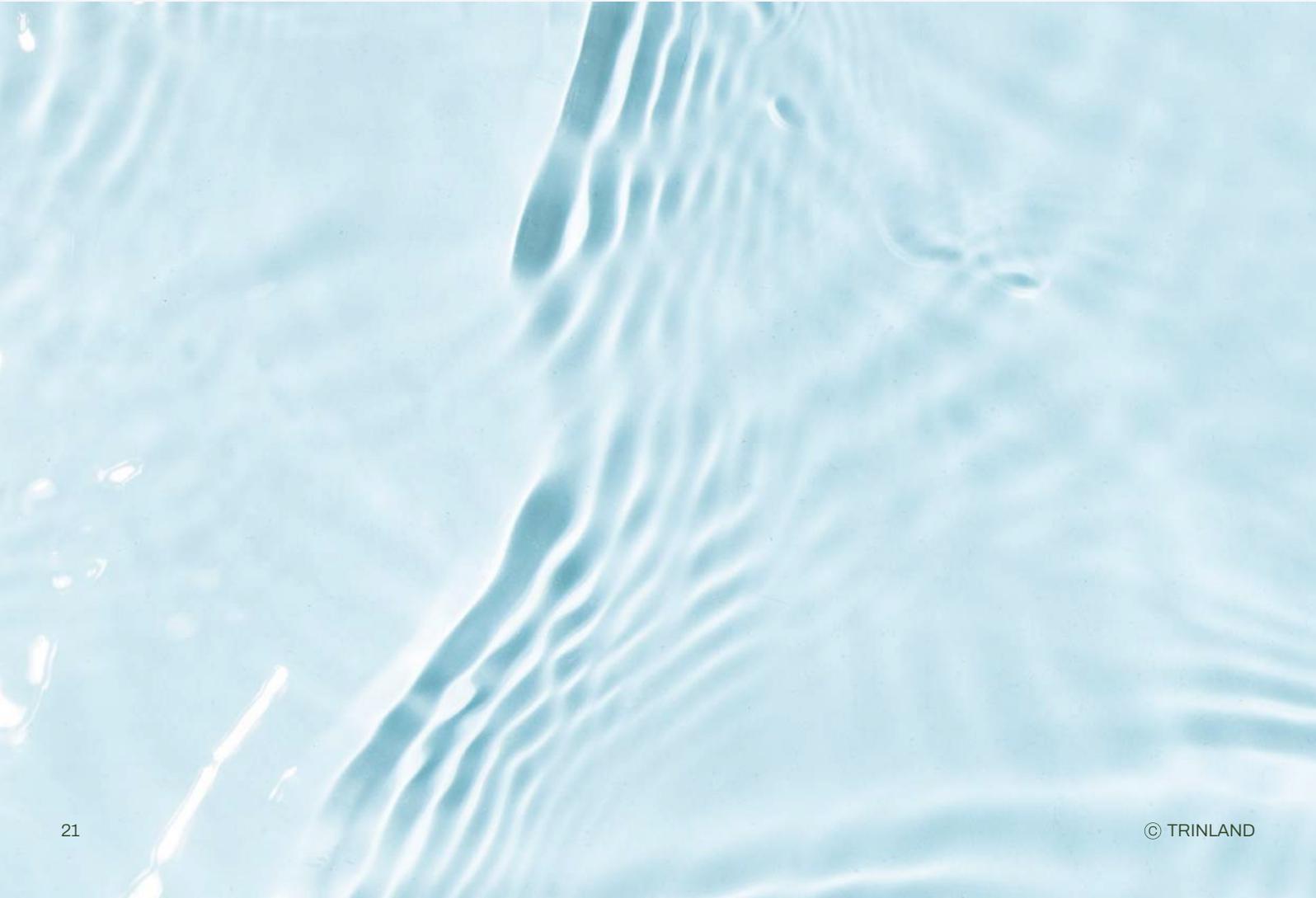
Water Usage by Project

The chart on the side illustrates water consumption across each TRINLAND project.

From the chart, it can be seen that TGP records the highest water consumption, reaching 7.818 m³ IN 2025. This is due to the ongoing development of Sequoia Hills across several clusters.

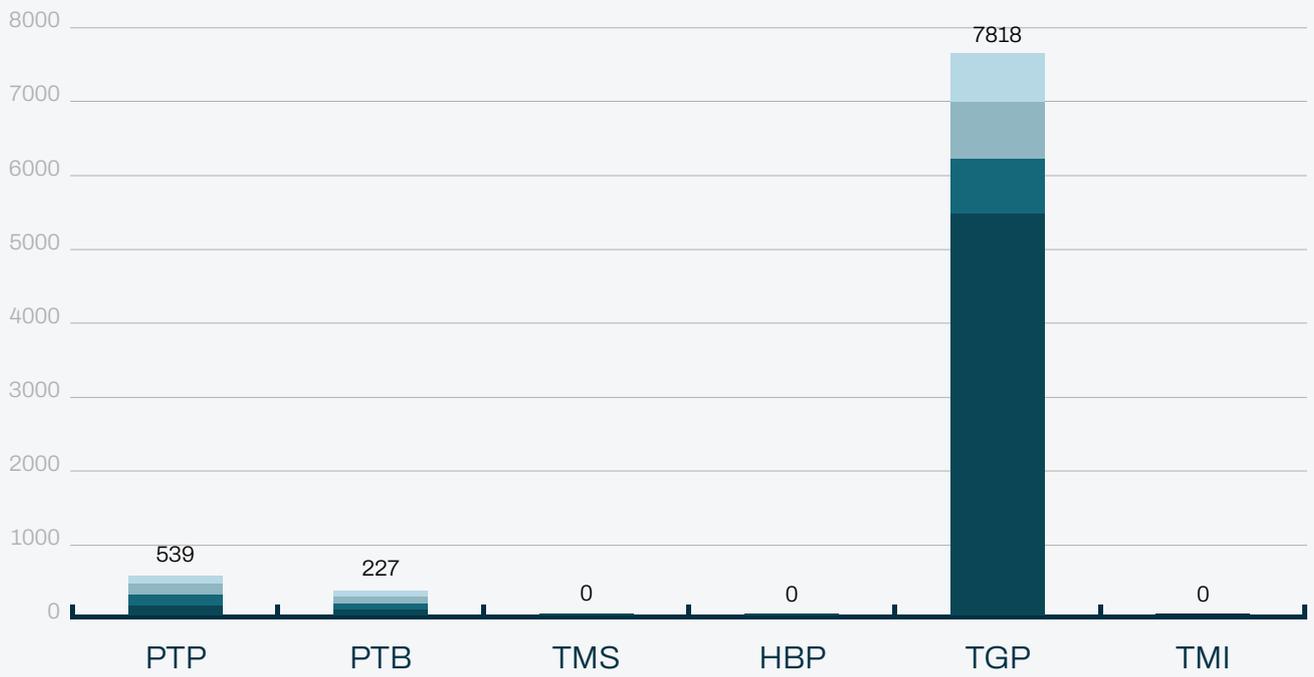
On the other hand, PTB shows the lowest water consumption, with 227 m³ in 2025.

HBP and TMS are not included in the chart as they utilize groundwater and apartment water sources.



• Water Usage Chart (in m³)

Q1 Q2 Q3 Q4



Trash Bag Usage by Project

The following chart shows the consumption of trash bags across all TRINLAND projects in 2025.

From the chart, it can be seen that PTP recorded the highest usage, with a total of 778 bags in 2025.

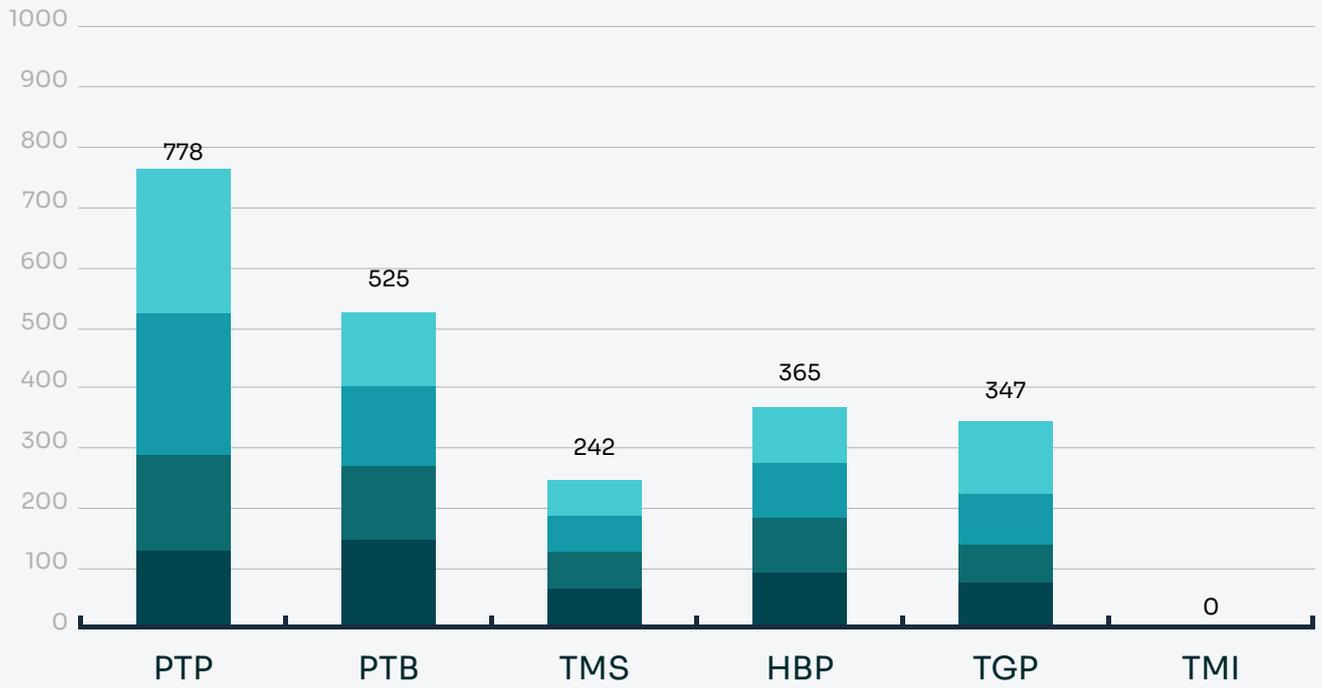
Meanwhile, TMS had the lowest usage, with 242 bags during the same period.

The sharpest increase occurred at PTP in 2025 due to the consolidation of employees into the head office who were previously based at different locations.



• Trash Bag Usage Chart (in bag)

Q1 Q2 Q3 Q4



DISCLAIMER

This Sustainability Report for 2025 is prepared by TRINLAND based on data and information available as of the publication date. All content in this report aims to provide an overview of our efforts to implement sustainability principles across all aspects of our operations.

Although TRINLAND strives to present accurate and up-to-date data, we do not take responsibility for any changes or errors that may occur after this report has been published.

This report is informational in nature and should not be considered professional advice or a legal commitment. Readers are advised not to rely solely on the information contained in this report without conducting additional verification as needed.

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What to Do?



Use Water Wisely!

“ Help save our planet by using water wisely. Turn off the tap when not in use, use only what you need, and adopt small habits that make a big impact.

Together, we can create a better future



Cut Down on Waste!

“ Join us in making a difference by embracing the 3R; Reduce, Reuse, Recycle. Cut down on waste, find new uses for items, and recycle whenever possible.

Together, we can protect our planet and create a sustainable future!



Save The Energy!

“ Save energy, save the planet. Turn off lights and unplug devices when not in use, and make smart energy choices every day.

Together, we can reduce our carbon footprint and build a brighter, more sustainable future!



Choose Public Transportation!

“ Let's reduce fuel consumption and protect our environment. Choose public transportation whenever possible-it's efficient, eco-friendly, and helps decrease traffic congestion.

Together, we can create a cleaner, greener future for everyone!