

# Info Memo

**FY 2025**

April 21, 2026

## Ticker

IDX: TRIN

## Market Capitalization

IDR 5,143,147,301,570  
As of December 31, 2025

## Issued Shares

4,551,457,789 shares  
As of December 31, 2025

## Share Price

IDR 1,130  
As of December 31, 2025

## Hi/Lo 2025

IDR 1,600  
IDR 68  
As of December 31, 2025

## Shareholder Composition

As of December 31, 2025

PT Kunci Daud  
Indonesia: 36.34%

PT Intan Investama  
Internasional: 29.73%

PT Panca Muara Jaya  
5.82%

Public: 25.32%

Treasury Stock: 2.79%

## Investor Relations

PT Perintis Trinit  
Properti (Tbk)

investor.relations@  
trinitiland.com  
[www.trinitiland.com](http://www.trinitiland.com)

## Full Months Results 2025 (Audited)

### Highlights

- **In FY25, Trinit Land achieved IDR 1.17 trillion 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 131.90 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 187.99 billion in FY25.** While Collins Boulevard Tower I remained the dominant contributor—being the only project consistently undergoing unit handovers since 9M22
- **In FY25, the Company posted a Net Profit of IDR 10.53 billion, marking a 105% turnaround from a Net Loss of IDR 200.61 billion in FY24.** 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

FY 2025

## Financial Summary

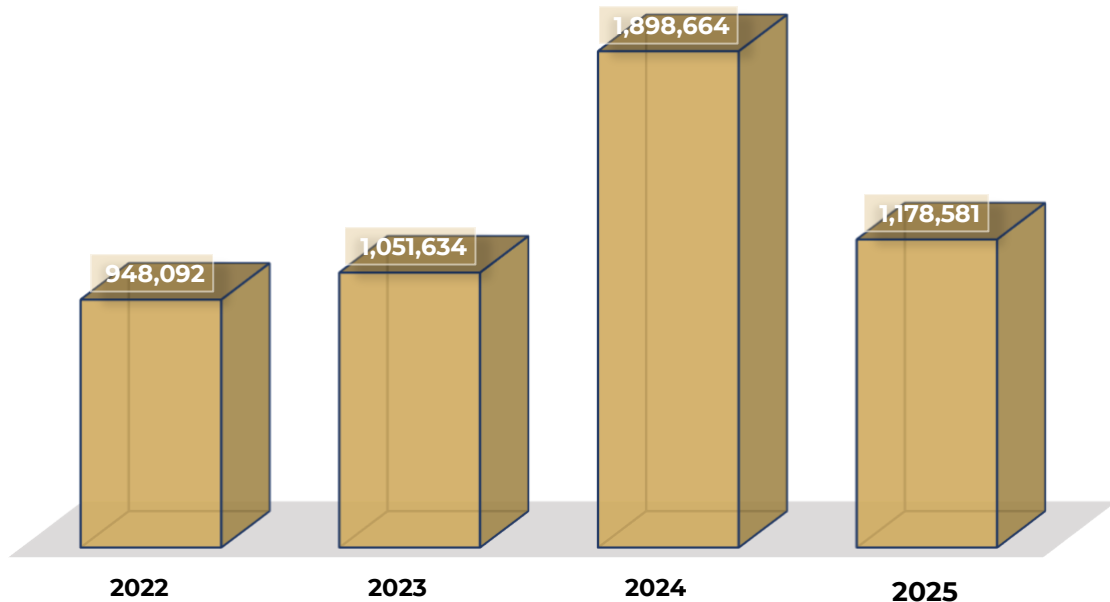
in millions IDR	2024	2025	%
Revenue	216.640	187.990	-13,2%
Cost of Revenue	(162.489)	(143.955)	11,4%
Gross Profit	54.151	44.035	-18,7%
Operating Expense	(219.047)	(65.850)	69,9%
Operating Profit	(164.896)	(21.815)	86,8%
Profit Before Tax	(195.310)	15.056	107,7%
Net Profit	(200.618)	10.530	105,2%
Net Profit Attributable to Owners of Parent Entity	(133.851)	12.188	109,1%

in millions IDR	2024	2025	%
<b>Assets</b>			
Current Assets	1.408.461	1.178.044	-16,4%
Non-current Assets	814.422	914.414	12,3%
<b>Total Assets</b>	<b>2.222.883</b>	<b>2.092.458</b>	<b>-5,9%</b>
<b>Liabilities</b>			
Current Liabilities	1.366.610	1.240.940	-9,2%
Non-current Liabilities	437.492	356.307	-18,6%
<b>Total Liabilities</b>	<b>1.804.102</b>	<b>1.597.247</b>	<b>-11,5%</b>
Equity	418.780	495.211	18,3%
<b>Total Liabilities &amp; Equities</b>	<b>2.222.882</b>	<b>2.092.458</b>	<b>-5,9%</b>

## Marketing Revenue

In Millions IDR



Over the period from 2022 to 2025, Trinit Land has demonstrated a generally positive trajectory in Marketing Revenue, underpinned by the Company's market-driven approach and consistent execution across its key developments. Marketing Revenue reached its highest level in 2024, reflecting strong demand and successful project monetization.

# Info Memo

## FY 2025

In 2025, the Company recorded a decrease in Marketing Revenue compared to the previous year. This decline was primarily attributable to the partial divestment of a 65% ownership interest in PT Triniti Garam Properti. Following this transaction, the Company no longer fully consolidates the financial results of PT Triniti Garam Properti, including contributions from the Sequoia Hills project. Consequently, revenue recognition from these developments is limited to the remaining ownership interest, resulting in a lower consolidated Marketing Revenue.

Notwithstanding the above, the divestment represents a strategic portfolio optimization initiative, enabling the Company to strengthen its capital structure, improve financial flexibility, and focus on core growth segments. The underlying demand across the Company's projects remains resilient, and ongoing developments are expected to continue contributing positively to future performance.

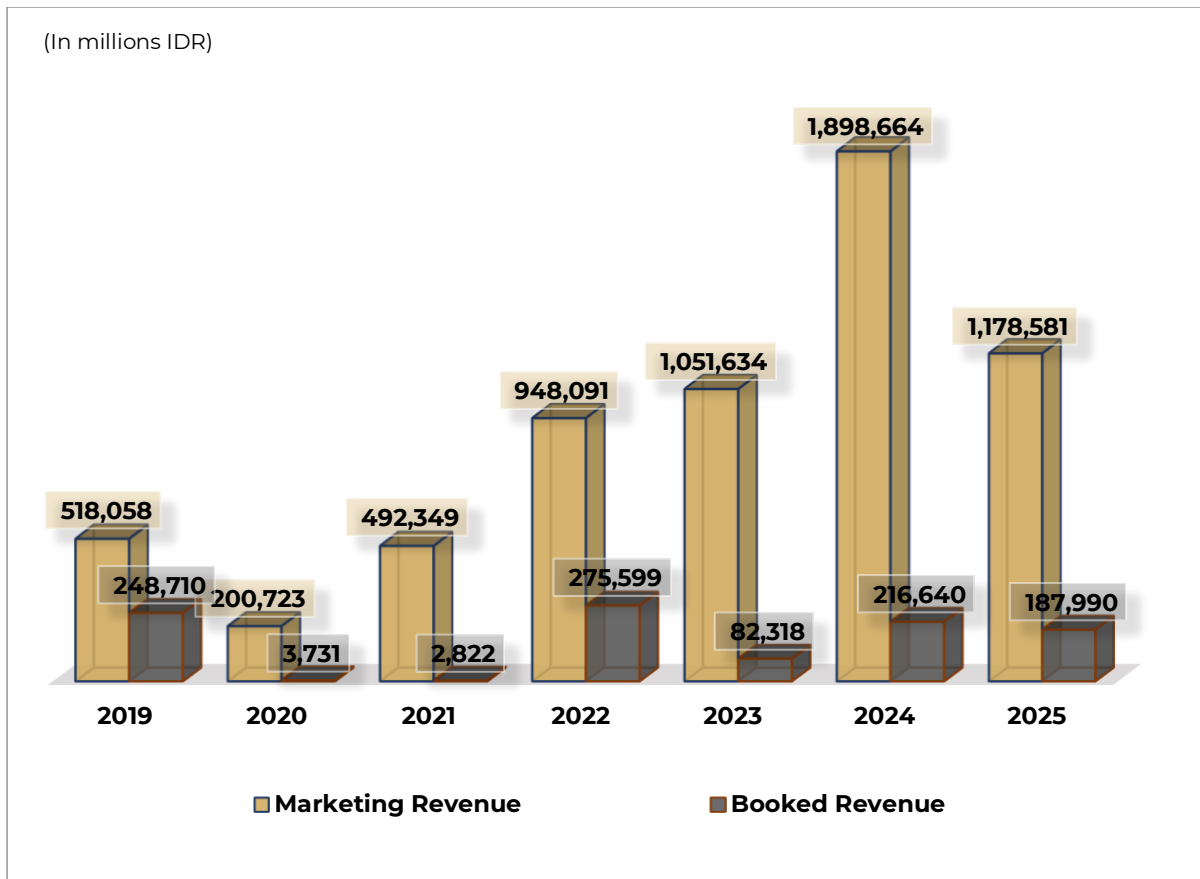
### Consolidated Statements of Profit or Loss and Other Comprehensive Income

<b>in millions IDR</b>	<b>2024</b>	<b>2025</b>	<b>%</b>
Revenue	216.640	187.990	-13,2%
Cost of Revenue	(162.489)	(143.955)	11,4%
Gross Profit	54.151	44.035	-18,7%
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# Info Memo

FY 2025

## Booked Revenue



Booked Revenue declined by 13.52% YoY from IDR 216.64 billion in FY24 to IDR 187.99 billion in FY25. While the Company recorded strong growth in Marketing Revenue over the same period, a noticeable gap remains between Marketing Revenue and Booked Revenue.

This disparity is primarily attributable to the implementation of PSAK 72, under which revenue can only be recognized upon unit handover. As a result, although Marketing Revenue reflects strong sales performance, Booked Revenue recognition is deferred until project completion and handover milestones are achieved. Consequently, a significant portion of contracted sales has yet to be recognized in the financial statements.

Looking ahead, the Company expects Booked Revenue to grow progressively over the next three to five years in line with construction progress and the scheduled handover of units. As more projects reach completion and units are delivered, Booked Revenue is anticipated to increase accordingly.

Following the adoption of PSAK 72, the Company's Booked Revenue is currently concentrated in projects that have commenced handover. As of FY2025, Collins Boulevard

# Info Memo

## FY 2025

Tower I remains the primary contributor, having started its handover process in August 2022, while Collins Boulevard Tower II (The Scott) is still under construction.

Consequently, the majority of current Booked Revenue is derived from Collins Boulevard Tower I. Other ongoing projects, including Marc's Boulevard, Holdwell Business Park, Sequoia Hills, and Tanamori, are still in various stages of development and have yet to contribute significantly to Booked Revenue. Notably, Sequoia Hills is currently developing its first cluster, The Leroy.

Over the next three years, several projects are expected to begin contributing to Booked Revenue, including Holdwell Business Park, Collins Boulevard Tower II, Sequoia Hills, and Tanamori. In addition, recurring income streams from commercial assets within the Company's developments, such as the Lifestyle Plaza at Collins Boulevard, are expected to further support revenue growth.

### Profitability

As a result of its solid operational performance and improved financial discipline, the Company successfully booked a Net Profit of IDR 10.53 billion in 2025. This marks a significant turnaround compared to the same period in the previous year, when the Company recorded a Net Loss of IDR 200.61 billion in 2024. The achievement reflects a remarkable 105,2% 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 millions IDR	2024	2025	%
<b>Assets</b>			
Current Assets	1.408.461	1.178.044	-16,4%
Non-current Assets	814.422	914.414	12,3%
<b>Total Assets</b>	<b>2.222.883</b>	<b>2.092.458</b>	<b>-5,9%</b>
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<b>Total Liabilities</b>	<b>1.804.102</b>	<b>1.597.247</b>	<b>-11,5%</b>
Equity	418.780	495.211	18,3%
<b>Total Liabilities &amp; Equities</b>	<b>2.222.882</b>	<b>2.092.458</b>	<b>-5,9%</b>

**The Company's Total Assets has slightly decreased from IDR 2.22 trillion in FY24 to IDR 2.09 trillion in FY25.** This decrease is mainly caused by decrease in inventory due to reclassification.

**In FY25, the Company recorded total liabilities of IDR 1.59 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 495.21 billion in FY25.** This is mainly due to a growth in net profit which grew 105,2% to IDR10.63 billion in FY25.

# Info Memo

**FY 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 Bandar Lampung.
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 March 31, 2026



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

### Marc's Boulevard

Development Progress as of March 31, 2026



Construction Glenn The Hive (Landed House)



Construction of Shophouses



Construction of Condovilla

# Info Memo

**FY 2025**

## Sequoia Hills

Current Situation as of March 31, 2026



Living Gallery Sequoia Hills



Show House Cluster II: Earthville



Show House Cluster III: The Mono

Development Progress as of March 31, 2026



Mass Production Cluster I: The Leroy



Mass Production Cluster II: Earthville



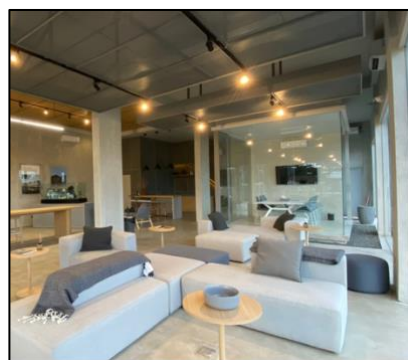
Construction Club House Cluster I: The Leroy

## Holdwell Business Park

Current Situation as of March 31, 2026



Business Lounge Holdwell Business Park



# Info Memo

**FY 2025**

Development Progress as of March 31, 2026



Infrastructure Phase I



Construction for Storage House Phase 1

## TanaMori

Current Situation as of March 31, 2026



Infrastructure



Solo Mori Convention Center (SMCC) by ITDC



# Info Memo

FY 2025



Beach Club



Jetty

## Disclaimer

This document contains certain financial information and results of operation, and may also contains projections, plans, strategies, and objectives of Triniti 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 Triniti Land, or indicated by any such forward looking statements, will be achieved.

The financial information provided herein is based on Triniti Land consolidated financial statements in accordance with Indonesian Financial Accounting Standards.



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