

Sustainability Report Q1 2026

PT Perintis Triniti Properti Tbk



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Glossary

Below is the glossary list found in this report;

PTP	: PT Perintis Trinita Properti Tbk
TMS	: PT Trinita Menara Serpong
PTB	: PT Puri Trinita Batam
HBP	: PT Holdwell Business Park
JO Sentul	: Joint Operation for Sequoia Hills Project
TMI	: PT Tanamori Makmur Indonesia

Embedding sustainability in every step of development

At TRINLAND, sustainability is embedded throughout our business practices and development approach. We acknowledge the real estate industry's critical contribution to advancing environmental stewardship, social impact, and sustainable economic growth.

Through this Sustainability Report, we reaffirm our commitment to creating lasting value for communities and the environments we help transform. At TRINLAND, sustainability lies at the heart of our strategy, guiding every decision we make.

Our developments—such as Sequoia Hills, which allocates 30% of its area to green open spaces; and also Holdwell Business Park, which features 20% green zones—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 Dimensions of Sustainability Performance

This report outlines the integration of sustainability principles within our business activities, reflecting our strong commitment to responsible and ethical conduct.

Upholding transparency and accountability, we ensure full compliance with POJK 51, Indonesia's key regulation governing ESG implementation in corporate disclosures.

This alignment reinforces our dedication to both local regulatory requirements and international sustainability benchmarks.







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.



Established in 2009, PT Perintis Trinita Properti Tbk began its journey with the development of a 5-hectare land project, Ubud Village, brought to life by its founders. The development of the company's iconic projects gained momentum starting in 2014 through its flagship works, including Brooklyn Apartment and Yukata Suites.

This success led PT Perintis Trinita Properti Tbk to expand further by preparing the Collins Boulevard project in 2018, with a project value of IDR 2.05 trillion (two towers), as well as the Superblock Marc's Boulevard project in 2019, valued at IDR 5 trillion. Located in Batam, this development spans 23 hectares and consists of five distinct districts.

In 2021, the Company began preparations for its Modern Business Park project, Holdwell Business Park, located in Lampung. It is envisioned to become the largest business and commercial hub in Lampung, connecting Sumatra Island with other surrounding regions. In addition, another project, Sequoia Hills, carries the concept of "a Breathing City," offering a serene residential environment complemented by city-scale modern facilities to support the daily lives of its residents in the Sentul area. Beyond its ongoing projects, the Company has also prepared several new developments to capture future opportunities, including the Tanamori project in Labuan Bajo.

IDR 31 T Development Projects 2025	250 Main Team Projects	7000 Residential & Commercial Unit	>400 Hectares sqm Development Projects 2025
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What We Do?

At TRINLAND, we are proud of our comprehensive sustainability strategy, which focussed 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 Q1 2026, TRINLAND has successfully implemented 4 of 6 CSR pillars, including community development, disaster management, public and religious facilities, and health. With a total 9 CSR Programs executed, amounting to Rp35.650.032, this report will highlight the various initiatives and collaborations that showcase our commitment to these important fields.

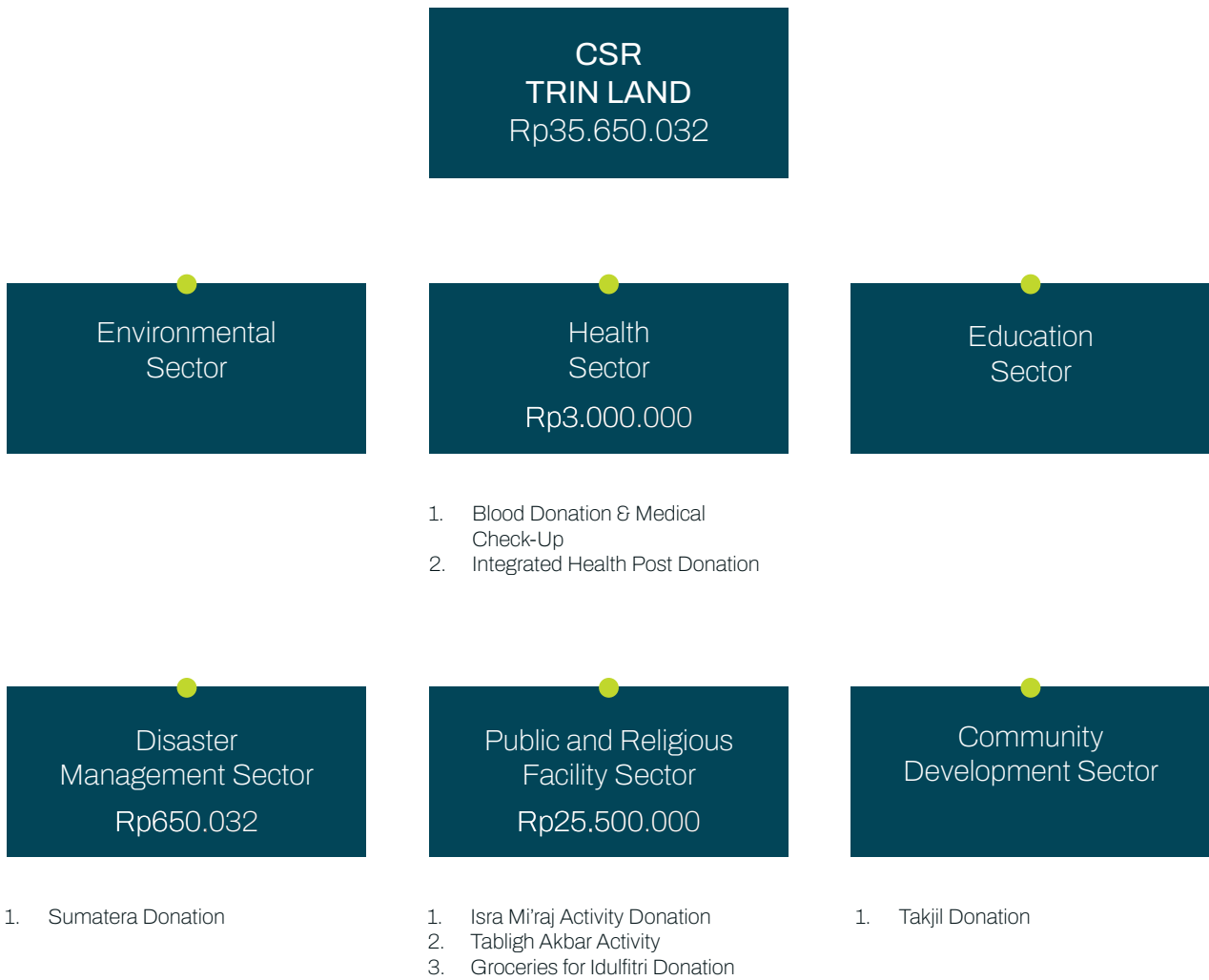
2. Energy and Waste Monitoring

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



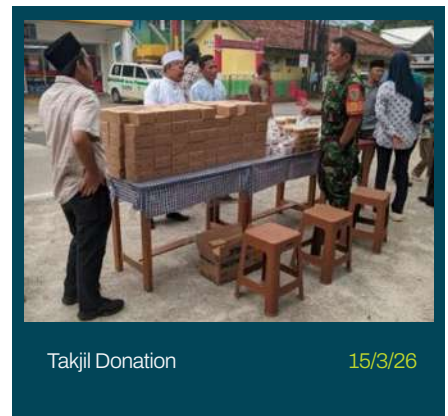
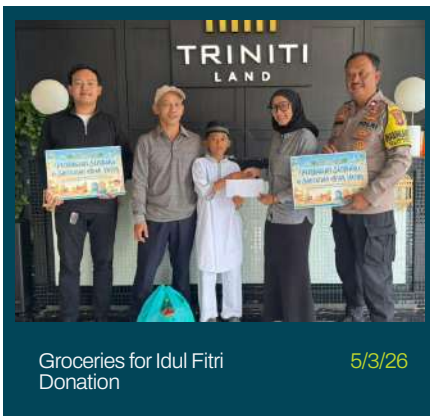
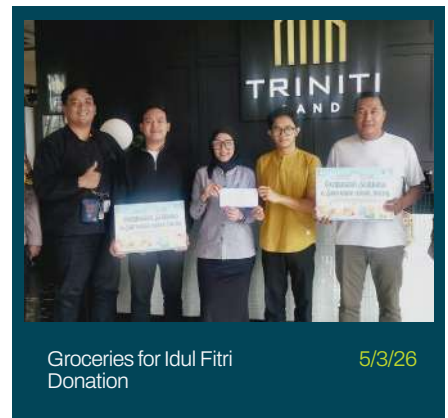
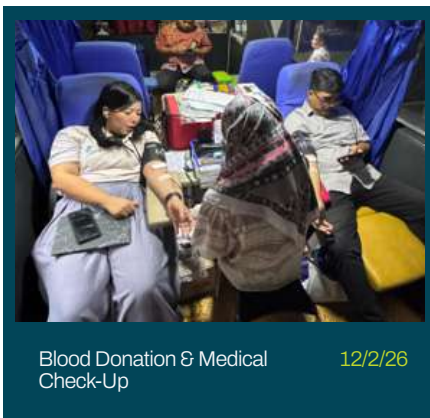
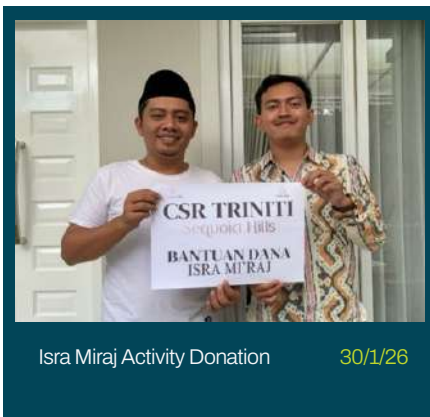
CSR Programs

The Following are the details of the CSR Programs 2026

No	Date	Activity	Budget	Executor	Location
1.	30/1/26	Isra Miraj Activity Donation	Rp500,000	JO Sentul	Kantor Desa Tajur, Kec. Citeureup, Kab. Bogor
2.	2/2/26	Tabligh Akbar Activity	Rp1,000,000	JO Sentul	Desa Kadumangu, Sentul, Bogor
3.	6/2/26	Sumatera Donation	Rp650,032	PTP	Kabupaten Aceh Tengah, Aceh
4.	12/2/26	Blood Donation & Medical Check-Up	Rp0	PTP	Collins Boulevard, Tangerang Selatan
5.	3/3/26	Takjil Donation	Rp2,500,000	JO Sentul	Kecamatan Babakan Madang, Bogor
6.	5/3/26	Groceries for Idul Fitri Donation	Rp12,500,000	TMS	Kelurahan Kamurang, Tangerang Selatan
7.	5/3/26	Groceries for Idul Fitri Donation	Rp12,500,000	TMS	Kelurahan Pondok, Tangerang
8.	10/3/26	Integrated Health Post Donation	Rp3,000,000	HBP	Desa Labuhan Dalam, Kecamatan Tanjung Senang, Bandar Lampung
9.	15/3/26	Takjil Donation	Rp3,000,000	JO Sentul	Desa Hambalang, Desa Babakan Madang, dan Desa Kadumangu, Bogor
TOTAL			Rp35,650,032		

CSR Documentation

The Following are the details of the CSR Programs 2026







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's 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 above illustrates the paper usage of each project under TRINLAND. From the chart, it can be seen that paper usage is lowest at PTP and HBP. This serves as a positive signal, indicating that these projects have successfully achieved efficiency in paper consumption.

Meanwhile, the highest paper usage is recorded at TMS, with 25 reams in Q1 2026. This is due to the ongoing unit handover process.

- Paper Usage Chart (in reams)





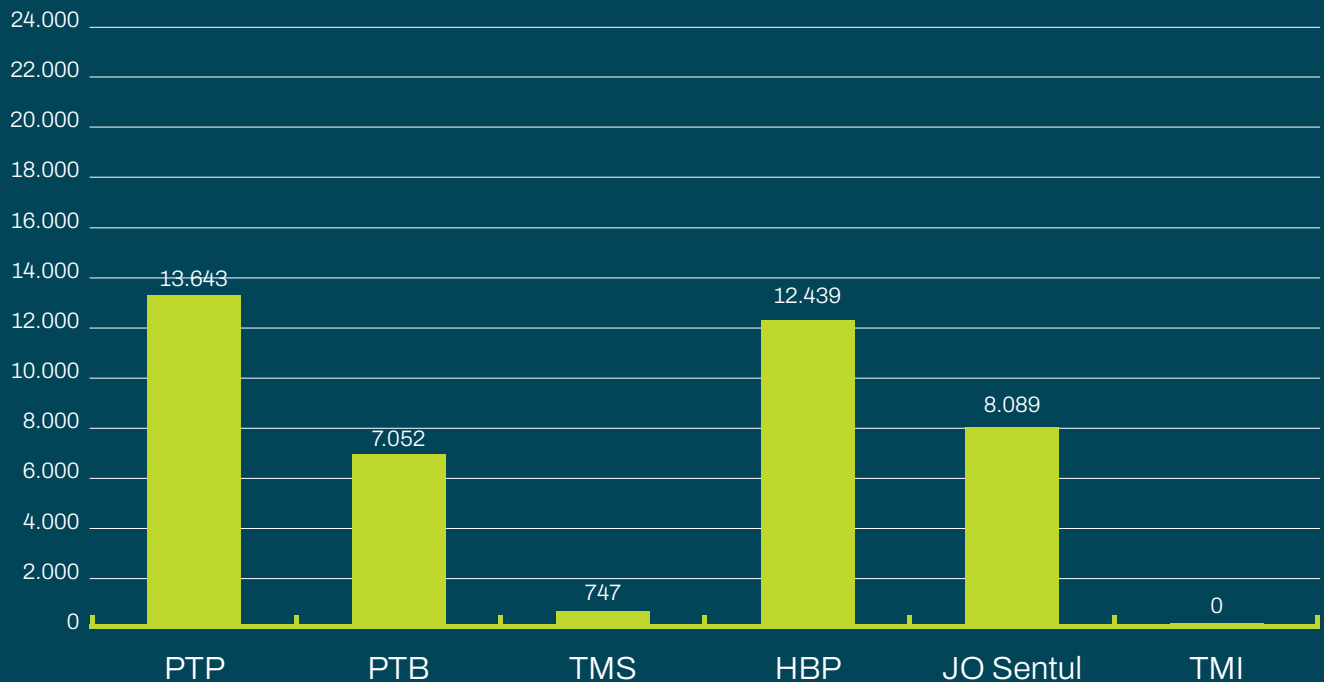


Electricity Usage by Project

The following chart illustrates the electricity consumption across TRINLAND's projects. From the chart, it can be seen that PTP records the highest electricity usage, reaching 13.643 kWh in Q1 2026. This relatively high consumption is due to the centralizing headquarters.

Meanwhile, TMS shows the lowest electricity usage in Q1 2026, with a total of 747 kWh.

- Electricity Usage Chart (kWh)

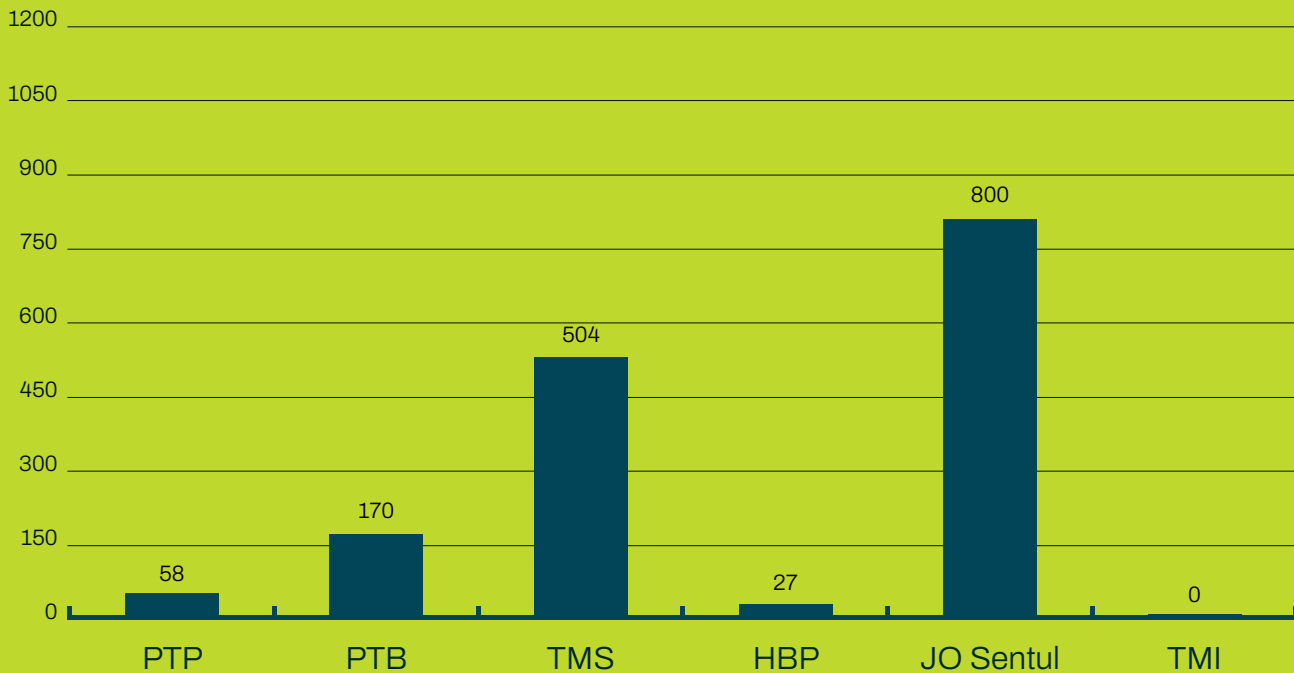


Fuel Usage by Project

The following chart illustrates the fuel consumption across TRINLAND's projects. From the chart presented, it appears that JO Sentul is the project with the highest fuel consumption, reaching 800 liters in Q1 2026. This is due to the ongoing construction process of the Sequoia Hills project.

On the other hand, HBP recorded the lowest fuel consumption in Q1 2026 at 27 liters, as construction activities there have not yet commenced.

- Fuel Usage Chart (liter)







Water Usage by Project

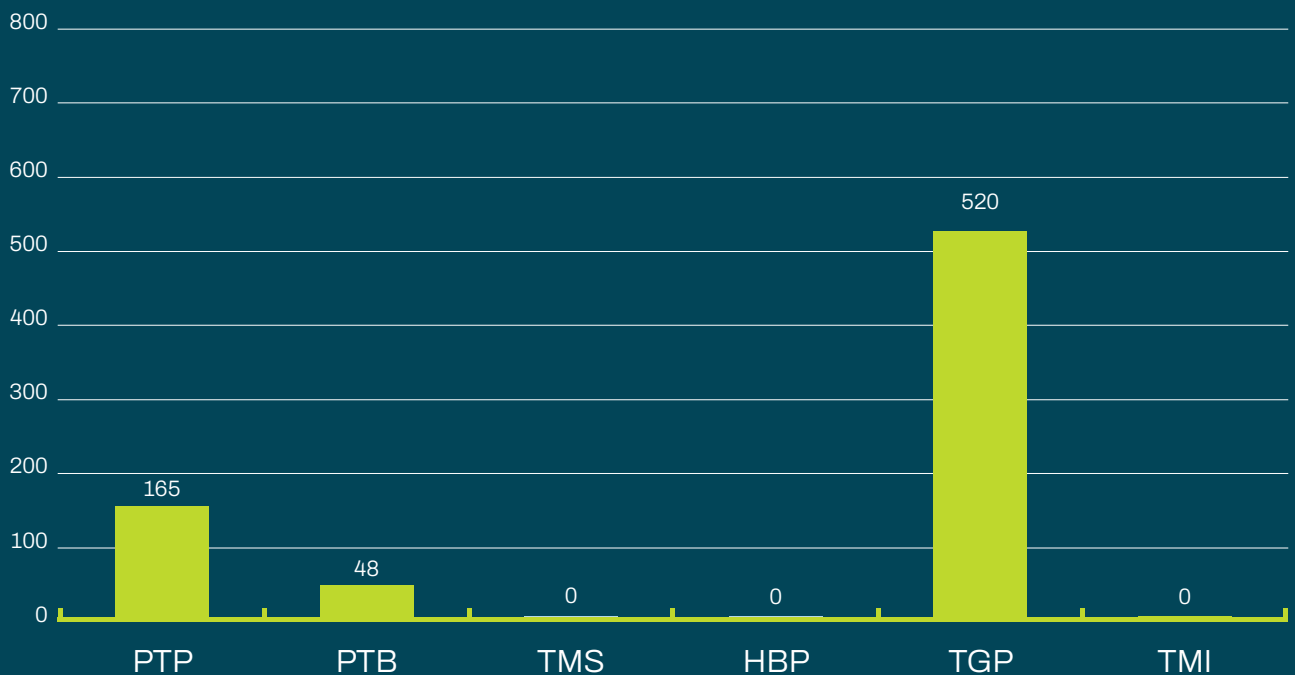
The chart on the side illustrates water consumption across each TRINLAND project.

From the chart, it can be seen that TGP records the highest water consumption, reaching 520 m³ in Q1 2026. This is due to the ongoing development of Sequoia Hills across several clusters.

On the other hand, PTB shows the lowest water consumption, with 48 m³ in Q1 2026.

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

- Water Usage Chart (in m³)



Trash Bag Usage by Project

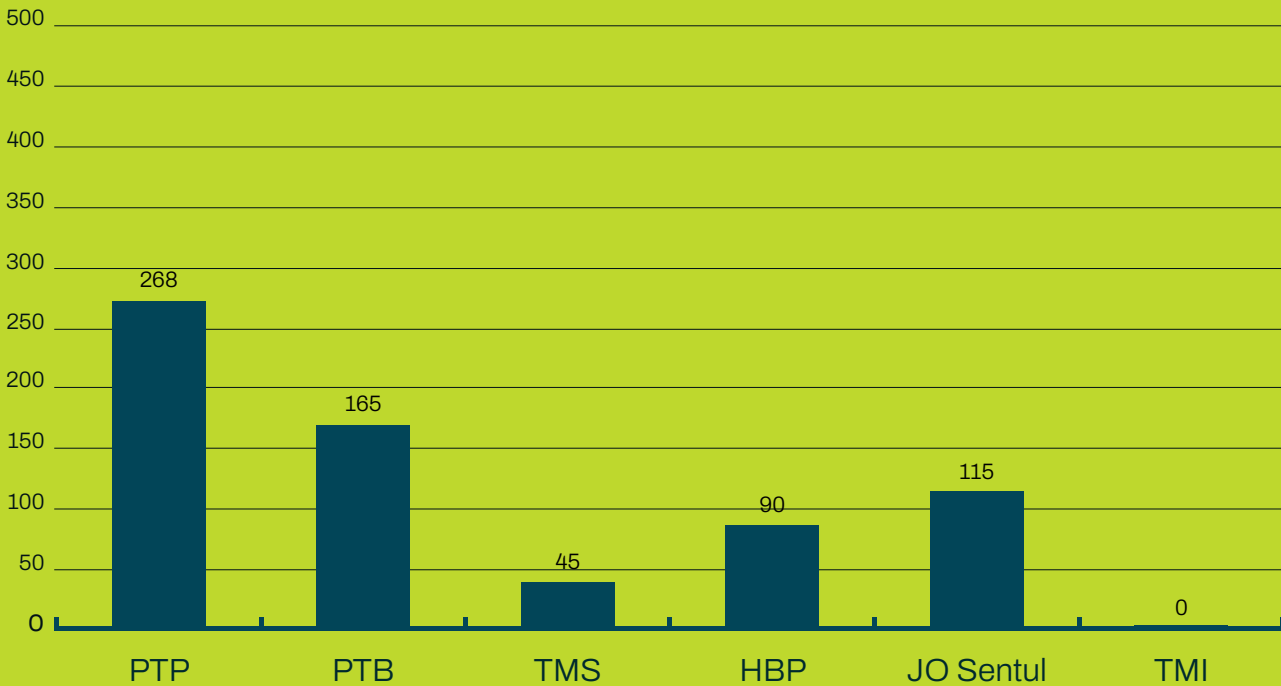
The following chart shows the consumption of trash bags across all TRINLAND projects in Q1 2026.

From the chart, it can be seen that PTP recorded the highest usage, with a total of 268 bags in Q1 2026.

Meanwhile, TMS had the lowest usage, with 45 bags during the same period.

The sharpest increase occurred at PTP in Q1 2026 due to the consolidation of employees into the head office who were previously based at different locations.

- Trash Bag Usage Chart (in bag)





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!

Disclaimer

This Sustainability Report for Q1 2026 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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