

Sustainability Report Q2 2026

PT Perintis Trinita Properti Tbk



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Glossary

Below is the glossary list found in this report;

PTP	: PT Perintis Triniti Properti Tbk
TMS	: PT Triniti Menara Serpong
PTB	: PT Puri Triniti 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

139

Main Team
Projects

7000

Residential &
Commercial Unit

>400

Hectares sqm
Development
Projects 2025

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.

Until Q2 2026, TRINLAND has successfully implemented 5 of 6 CSR pillars, including community development, disaster management, public and religious facilities, and health. With a total 14 CSR Programs executed, amounting to Rp114.150.032, this report will highlight the various initiatives and collaborations that showcase our commitment to these important fields.

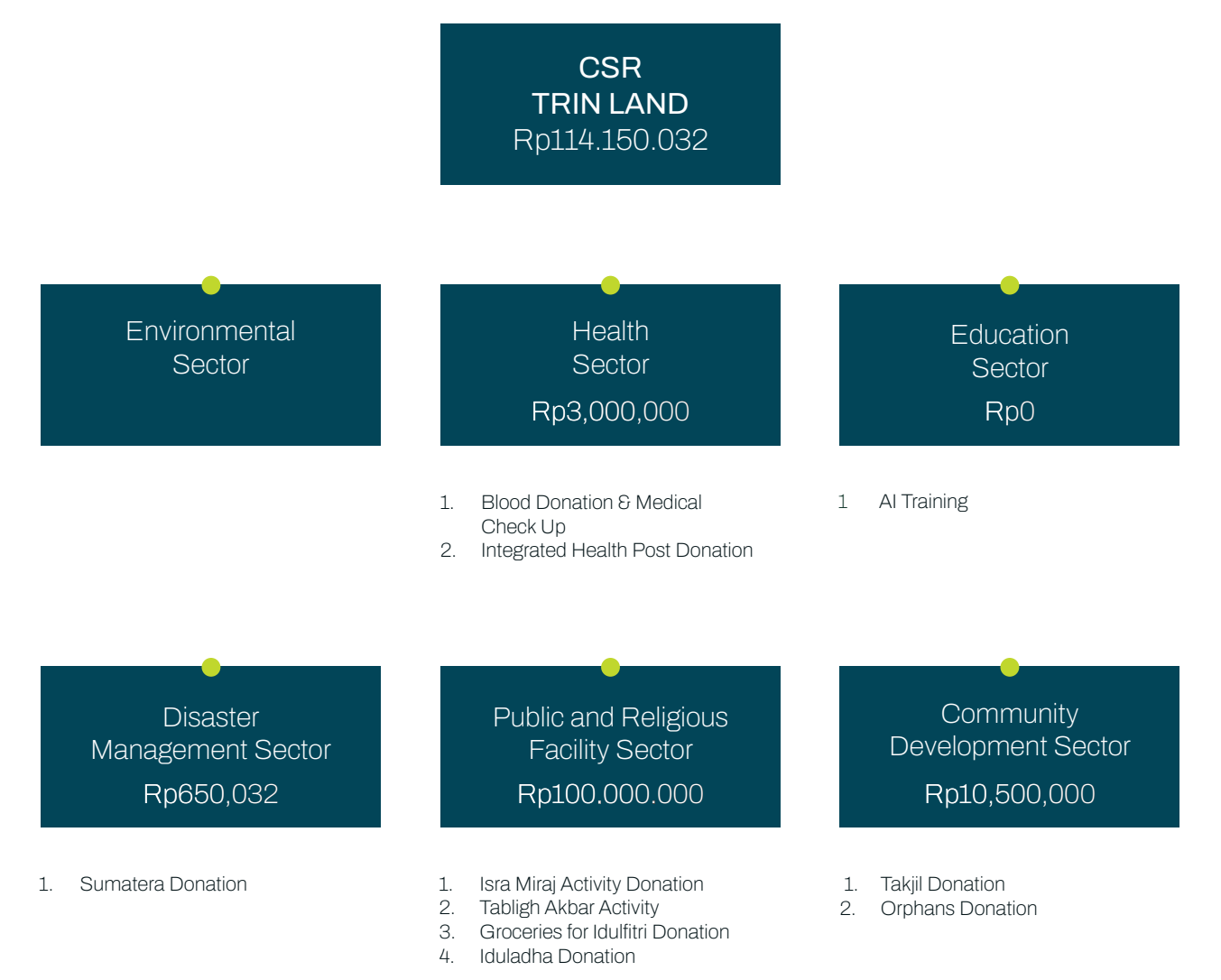
2. Energy and Waste Monitoring

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
10.	27/4/26	AI Training	Rp0	PTP	Brooklyn Premium Office, Tangerang Selatan
11.	25/5/26	Idul Adha Donation	Rp6,500,000	HBP	Desa Labuhan Dalam, Kecamatan Tanjung Senang, Bandar Lampung
12.	25/5/26	Idul Adha Donation	Rp57,000,000	JO Sentul	Desa Hambalang, Desa Babakan Madang, dan Desa Kadumangu, Bogor
13.	25/5/26	Idul Adha Donation	Rp10,000,000	TMS	Kelurahan Pondok dan Kelurahan Kamurang, Tangerang
14.	25/5/26	Orphans Donation	Rp5,000,000	TMS	Marketing Gallery Collins Boulevard, Tangerang Selatan
TOTAL			Rp114,150,032		

CSR Documentation

The Following are the details of the CSR Programs 2026



Isra Miraj Activity Donation 30/1/26



Tabligh Akbar Activity 2/2/26



Sumatera Donation 6/2/26



Blood Donation & Medical Check-Up 12/2/26



Takjil Donation 3/3/26



Groceries for Idul Fitri Donation 5/3/26



Groceries for Idul Fitri Donation 5/3/26



Integrated Health Post Donation 10/3/26



Takjil Donation 15/3/26



AI Training 27/4/26



Idul Adha Donation for HBP 25/5/26



Idul Adha Donation for JO Sentul 25/5/26



Idul Adha Donation for TMS 25/5/26



Orphans Donation 25/5/26





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.

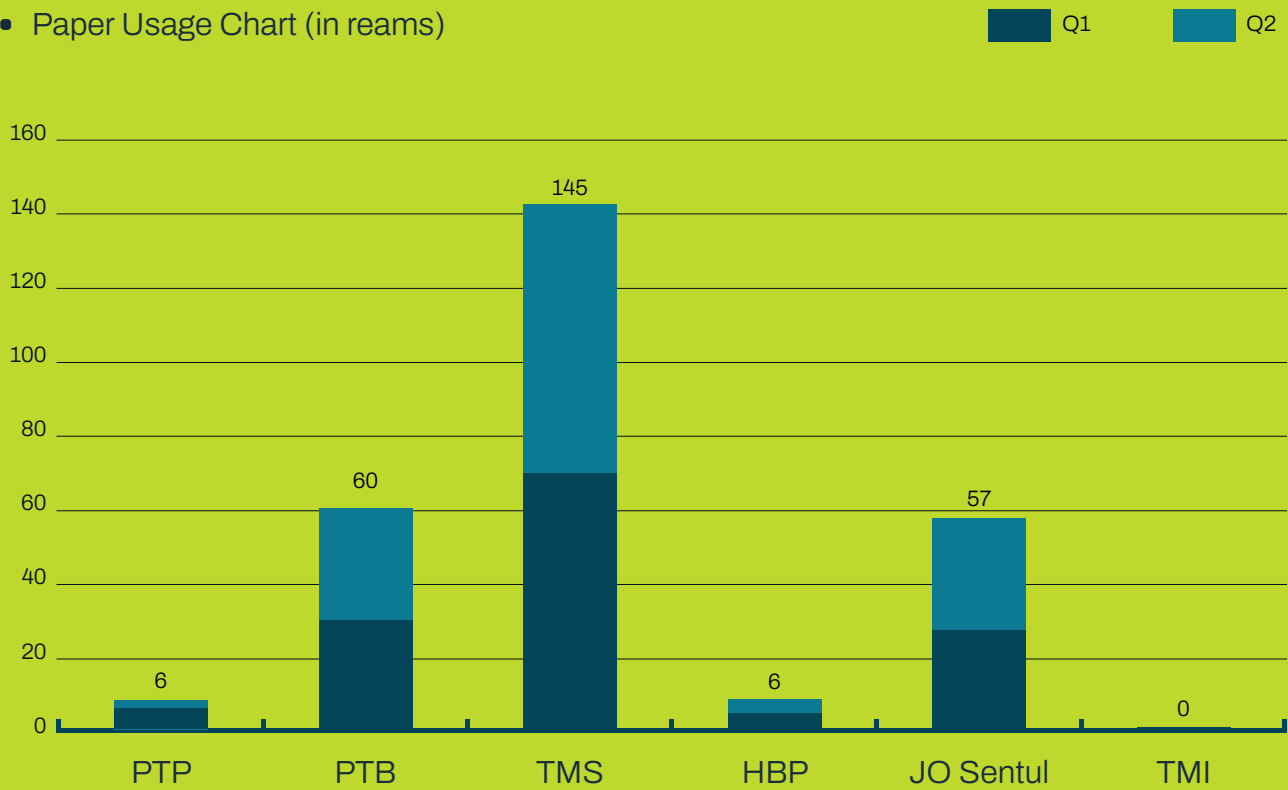
Ultimately, it reflects TRINLAND's dedication to embedding environmental awareness into operations and positioning itself as a socially responsible company committed to a sustainable future.

Paper Usage by Project

During the first half of 2026, total paper consumption across TRINLAND projects amounted to 274 reams. TMS accounted for the largest share of paper usage with 145 reams, followed by PTB (60 reams) and JO Sentul (57 reams).

The higher paper consumption at TMS was primarily attributable to the ongoing handover process, which requires extensive documentation and administrative paperwork. Paper consumption in PTP and HBP remained minimal at 6 reams each.

• Paper Usage Chart (in reams)





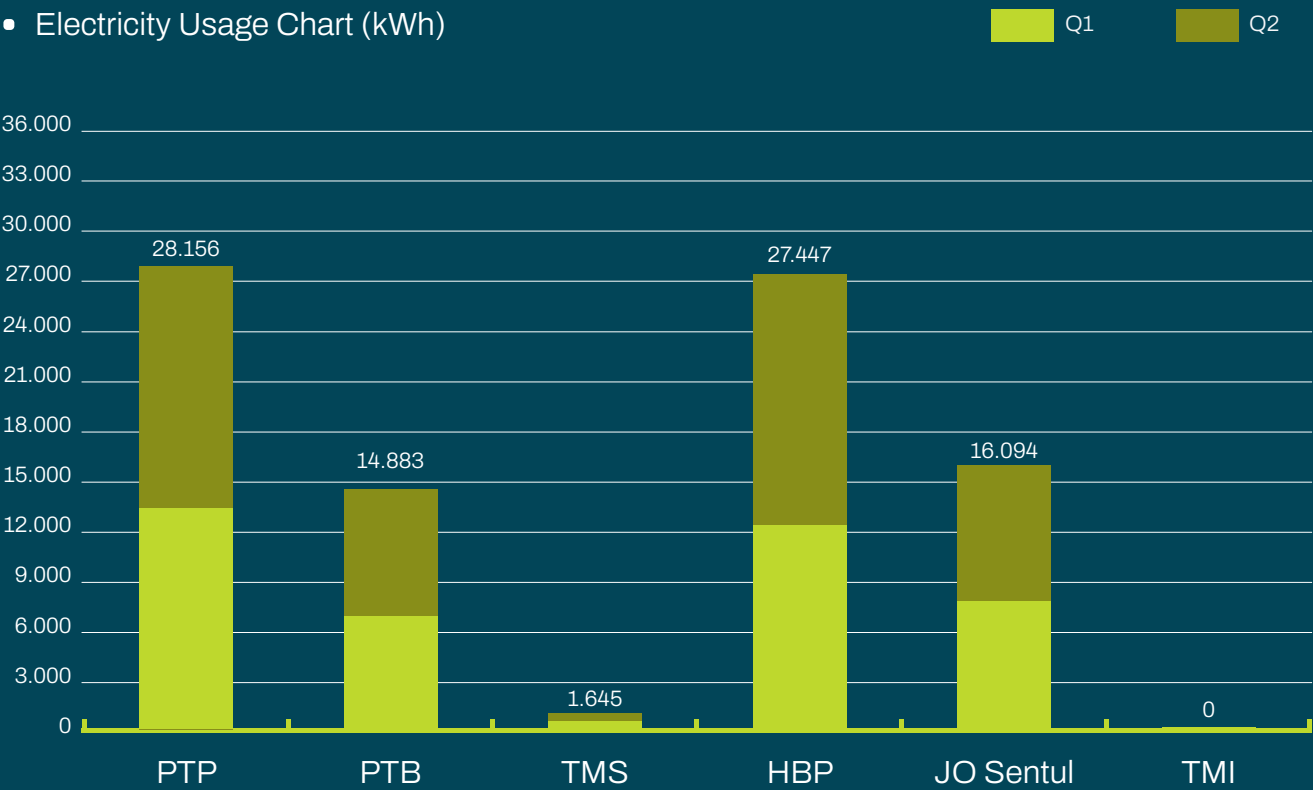


Electricity Usage by Project

This graphic shows the electricity consumption across TRINLAND's projects during the first half of 2026. Overall, electricity consumption increased across most projects, reflecting higher operational and construction activities. PTP recorded the highest total consumption at 28.156 kWh, followed by HBP with 27.477 kWh, which also experienced the largest increase from Q1 to Q2.

PTB reported a moderate increase, while JO Sentul maintained relatively stable electricity consumption throughout the period. TMS recorded the lowest consumption among active projects at 1.645 kWh, while TMI reported no electricity consumption during the reporting period.

• Electricity Usage Chart (kWh)

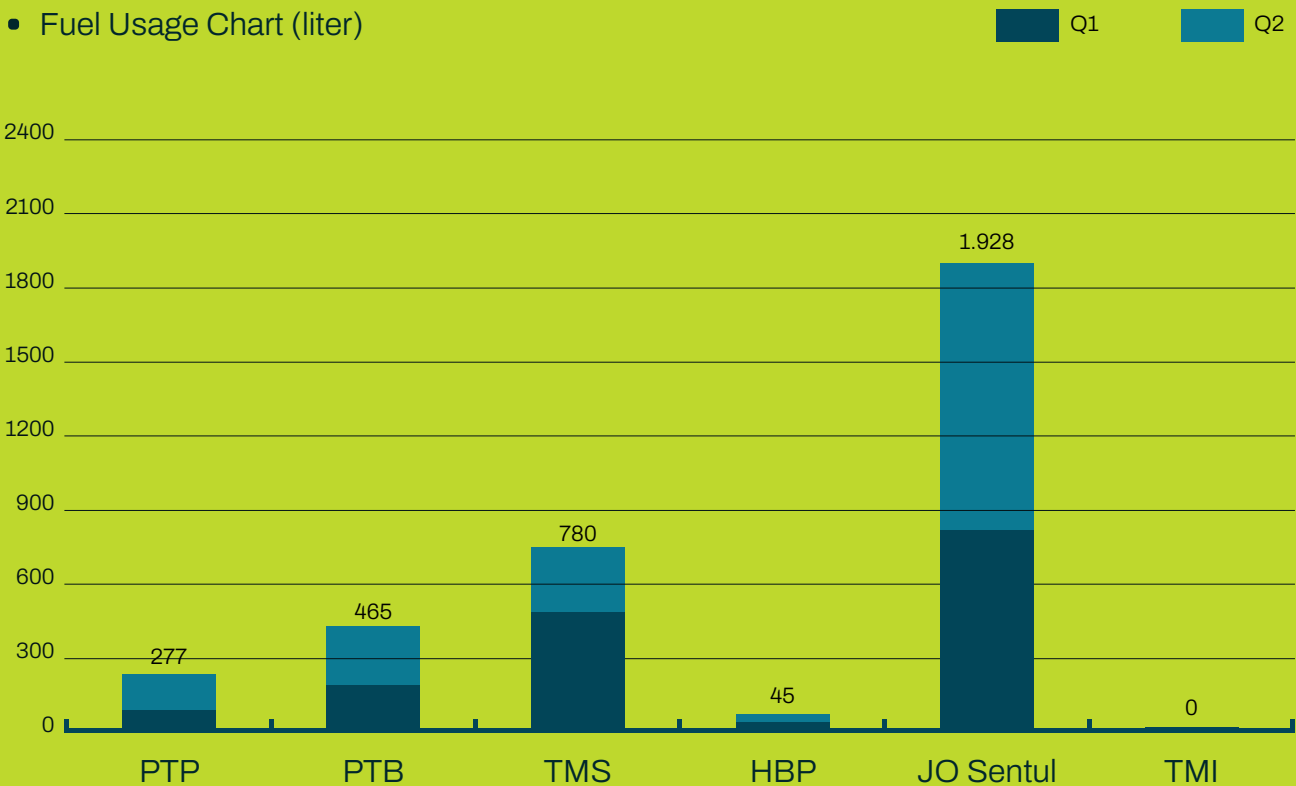


Fuel Usage by Project

Fuel consumption across TRINLAND projects showed varying trends during the first half of 2026. JO Sentul recorded the highest fuel usage at 1.928 liters, accounting for the majority of total consumption across all projects. This was followed by TMS with 780 liters, PTB with 465 liters, PTP with 277 liters, and HBP with 45 liters, while TMI reported no fuel consumption during the period.

The significant increase in fuel consumption at JO Sentul was primarily driven by the ongoing large-scale construction activities at the project. The intensive use of heavy equipment, construction machinery, and supporting operational vehicles during the active development phase contributed to the higher fuel demand in the second quarter.

Fuel Usage Chart (liter)





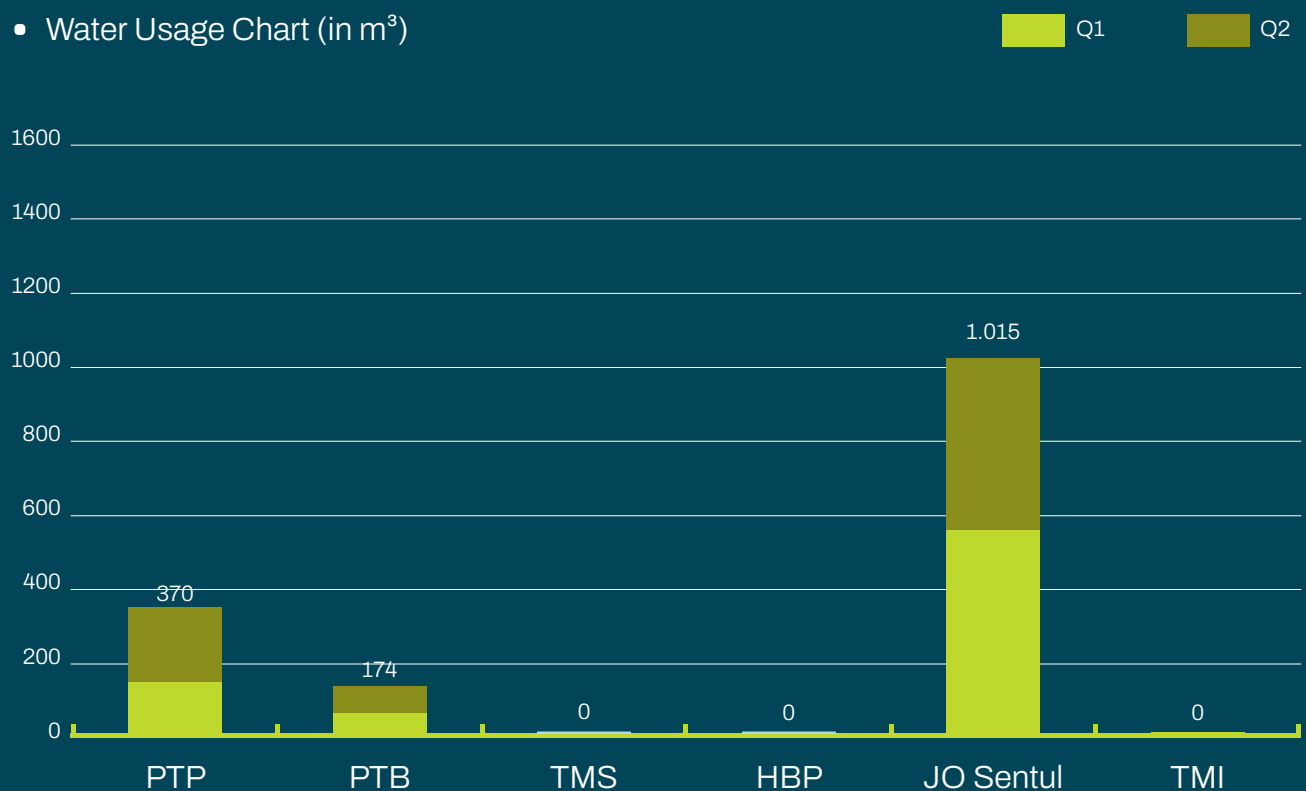


Water Usage by Project

Water consumption across TRINLAND projects remained relatively controlled during the first half of 2026, with total usage concentrated in projects that are actively under construction or in operation. Among the monitored projects, JO Sentul recorded the highest water consumption at 1,015 m³, followed by PTP with 370 m³ and PTB with 174 m³.

JO Sentul's water consumption decreased slightly from 520 m³ in Q1 to 495 m³ in Q2, indicating relatively stable demand despite ongoing construction activities. In contrast, PTP increased from 165 m³ in Q1 to 205 m³ in Q2, while PTB recorded the largest proportional increase, rising from 48 m³ to 126 m³, reflecting higher operational and project activities during the second quarter.

- Water Usage Chart (in m³)

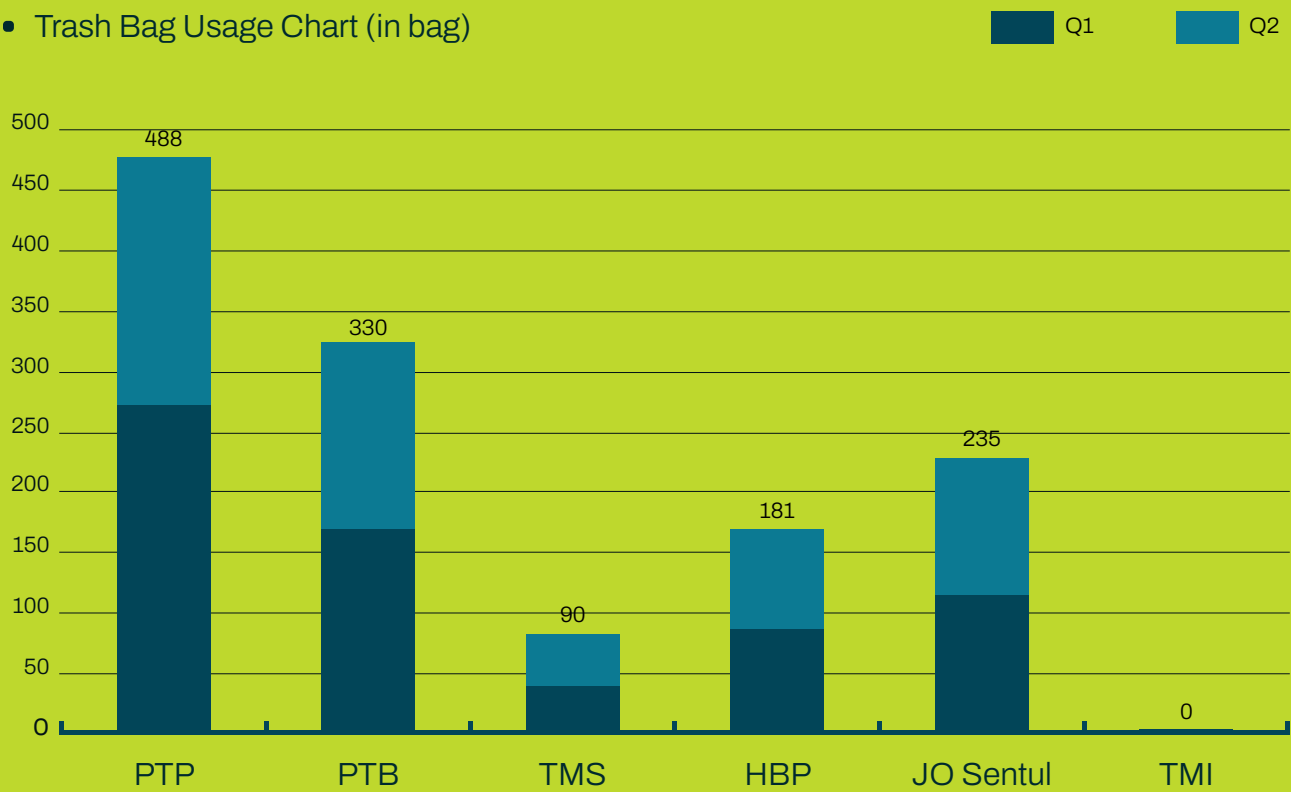


Trash Bag Usage by Project

The table shows that trash bag consumption across TRINLAND projects remained generally stable during the first half of 2026, with only minor fluctuations between Q1 and Q2. PTP recorded the highest usage, although consumption decreased from 268 pieces in Q1 to 220 pieces in Q2, indicating more efficient waste management or lower operational activity during the second quarter. JO Sentul recorded a moderate increase in trash bag usage, rising from 115 pieces in Q1 to 120 pieces in Q2.

This increase was primarily driven by the growing number of employees on site as construction activities continued intensively during the second quarter, resulting in higher operational waste generation. Overall, the data indicates that waste management needs remained relatively well controlled across TRINLAND projects despite varying levels of project activity.

• 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 Q2 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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