TRINLAND

CORPORATE PRESENTATION 1H 2026

PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

31st AUGUST, 2026

TABLE OF CONTENTS

MARKET OVERVIEW

Indonesia continues to demonstrate solid long-term economic potential, supported by its large population, resilient domestic consumption, continued investment, and infrastructure development. Amid evolving market conditions, economic growth, inflation, interest rates, consumer confidence, and urbanization continue to shape the overall market environment and support long-term demand across the property sector.

Understanding these dynamics is essential in assessing current market conditions and future opportunities. **The following Market Indicators provide a snapshot of Indonesia's macroeconomic environment and the key factors influencing consumer demand, investment activity, and the overall outlook for the property sector.**

MARKET INDICATOR

POPULATION
284.3 MILLION
2025

INFLATION RATE
2.88% (MoM)
JULY 2026

INTEREST RATE
5.75%
AUGUST 19, 2026

MINIMUM WAGE
IDR 5.73 MILLION
AUGUST 2026 (JKT)

CONSUMER PRICE INDEX
111.73
JULY 2026

M2 MONEY SUPPLY
IDR 10.4M BILLION
JULY 2026

CURRENCY
17.744
AUGUST 31, 2026

GDP PER CAPITA
4.47K USD
2025

LOAN GROWTH
13.58% (MoM)
JULY 2026

PROPERTY PRICE INDEX
0.69%
Q2 2026

STOCK MARKET
6.514
AUGUST 31, 2026

GDP GROWTH
3.73% (QoQ)
Q2 2026

FOREIGN DIRECT INVESTMENT
IDR 257.7 TRILLION
Q2 2026

CONSUMER CONFIDENCE LEVEL
116.8
JULY 2026

Source: Trading Economics

SHAREHOLDERS INFORMATION

Share Information

Listing Date : 15 January 2020
Nominal : Rp 100 / share
IPO Price : Rp 200 / share
IPO Shares : 648.83 M

As of August 31, 2026

Shareholders Composition

(As of 30 June, 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**
  264,109,000 shares, 5.80%
- **Public**
  1,374,196,889 shares, 30.19%
- **Treasury**
  42,839,400 shares, 0.95%

Total : 4,551,457,789 shares

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 Triniti Properti was established on March 13, 2009.

Development of the Company's first project, Ubud Village.

2011

Development of the Melrose Place Dormitory project.

2013

Joint venture between Waskita Karya and Triniti Land in developing Brooklyn.

2015

Joint venture between Waskita Realty and Triniti Land in developing Yukata Suites.

2017

Preparation stage of development of the Collins Boulevard project.

2018

Preparation stage of development of the Marc's Boulevard project.

2020

- Listed its shares and conducting **Initial Public Offering (IPO)** in Indonesia Stock Exchange.
- Groundbreaking of Marc's Boulevard.

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.

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.

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 June 30, 2026

PT Kunci Daud Indonesia
35,78%

PT Intan Investama Internasional
27,28%

PT Panca Muara Jaya
5,80%

***Public*<5%**
30,19%

Treasury Stock
0,95%

PT PERINTIS TRINITI PROPERTI TBK

99.2%
PT Sirius Terang Cemerlang (2015)

99.96%
PT Triniti Pilar Gemilang (2016)

50%
PT Triniti Menara Serpong (2016)

99.99%
PT Triniti Menara Gading (2017)

70%
PT Puri Triniti Batam (2018)

51%
PT Tanamori Makmur Indonesia (2022)

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

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

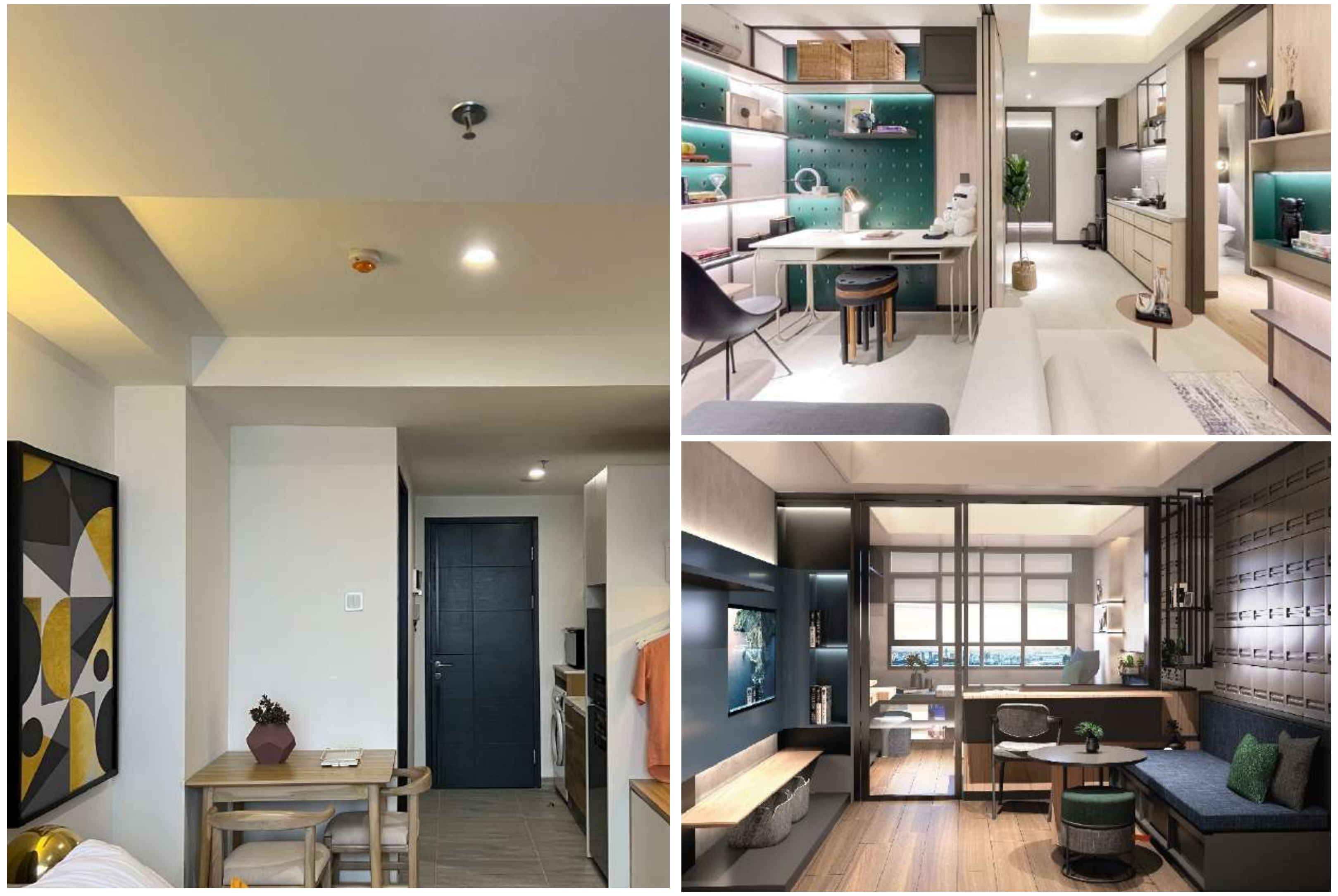
Facilities

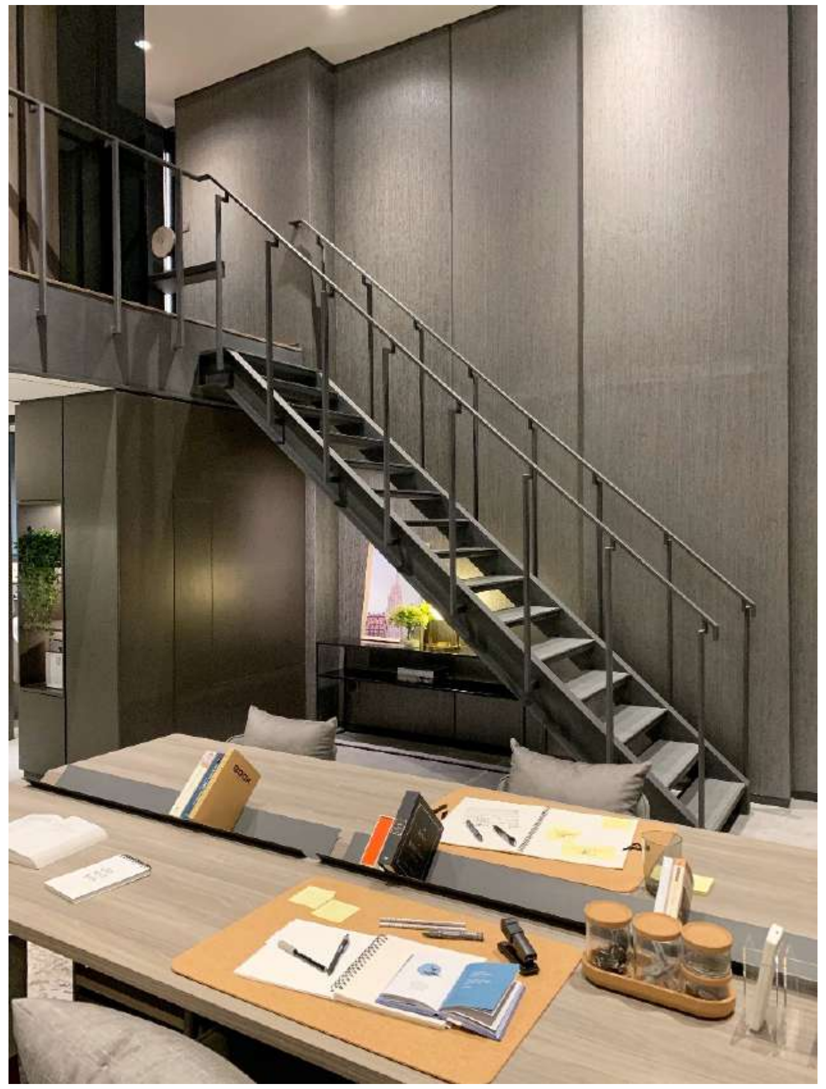
Lifestyle Plaza, Jogging Track, Swimming Pool, and Gym

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.

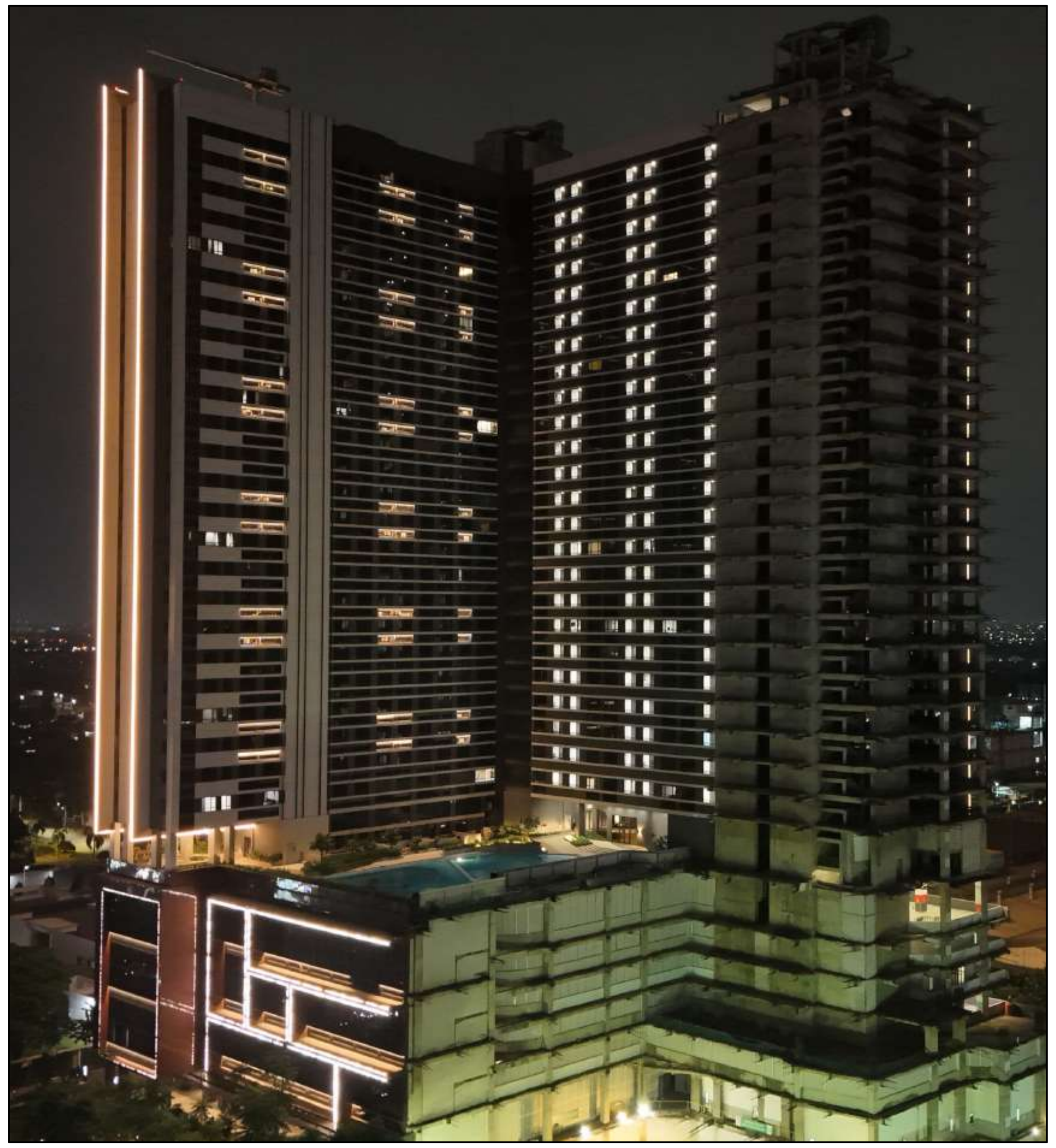
EQUIPPED WITH 5 STAR HOTEL FACILITIES

- 1000 METER JOGGING TRACK
- GYM STUDIO
- 2 BIG SWIMMING POOL
- PUBLIC PARK & ATRIUM LIFESTYLE PLAZA

PROGRESS COLLINS BOULEVARD

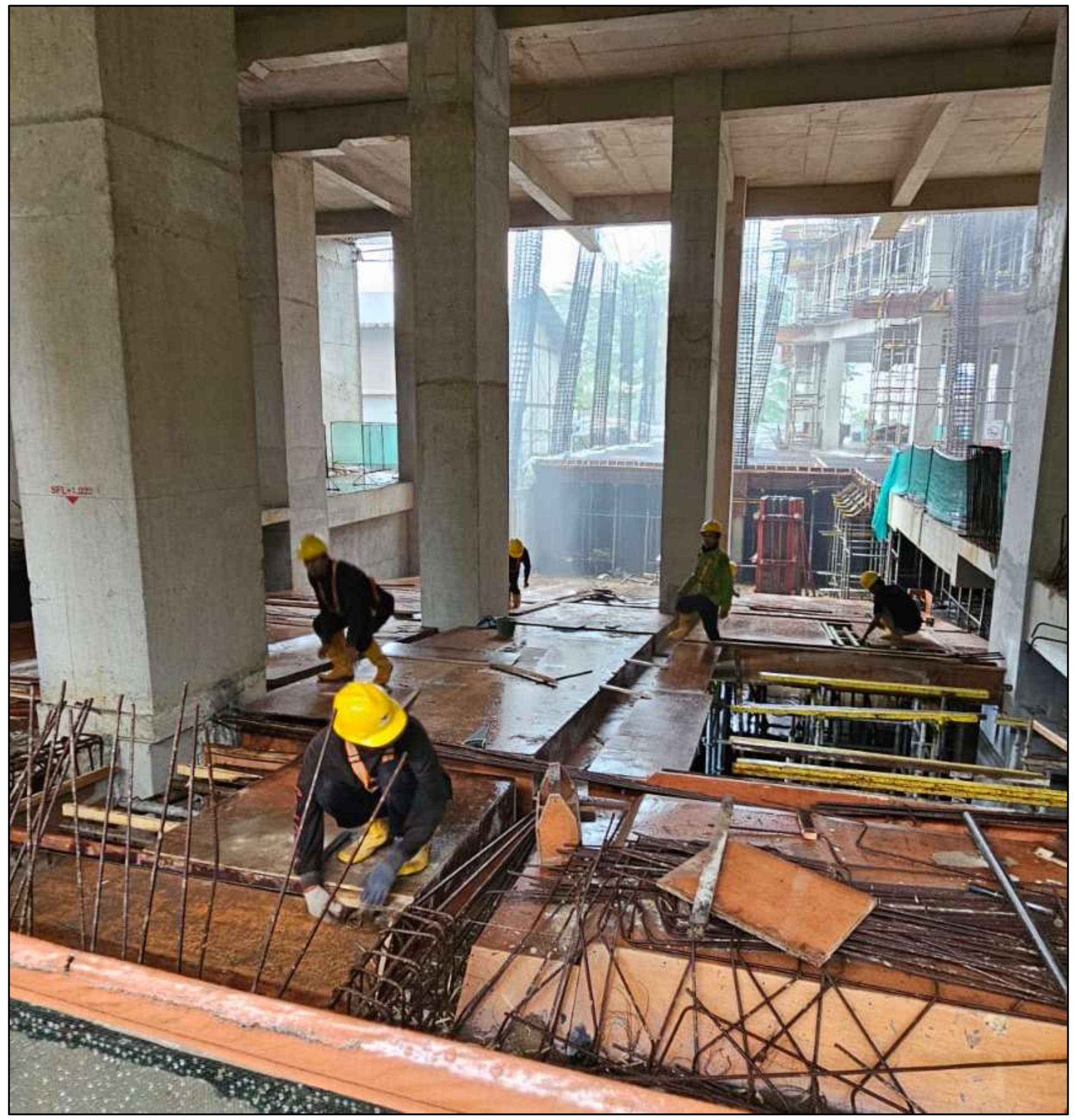
As of June 30, 2026

1 HYDE RESIDENCE (TOWER I)



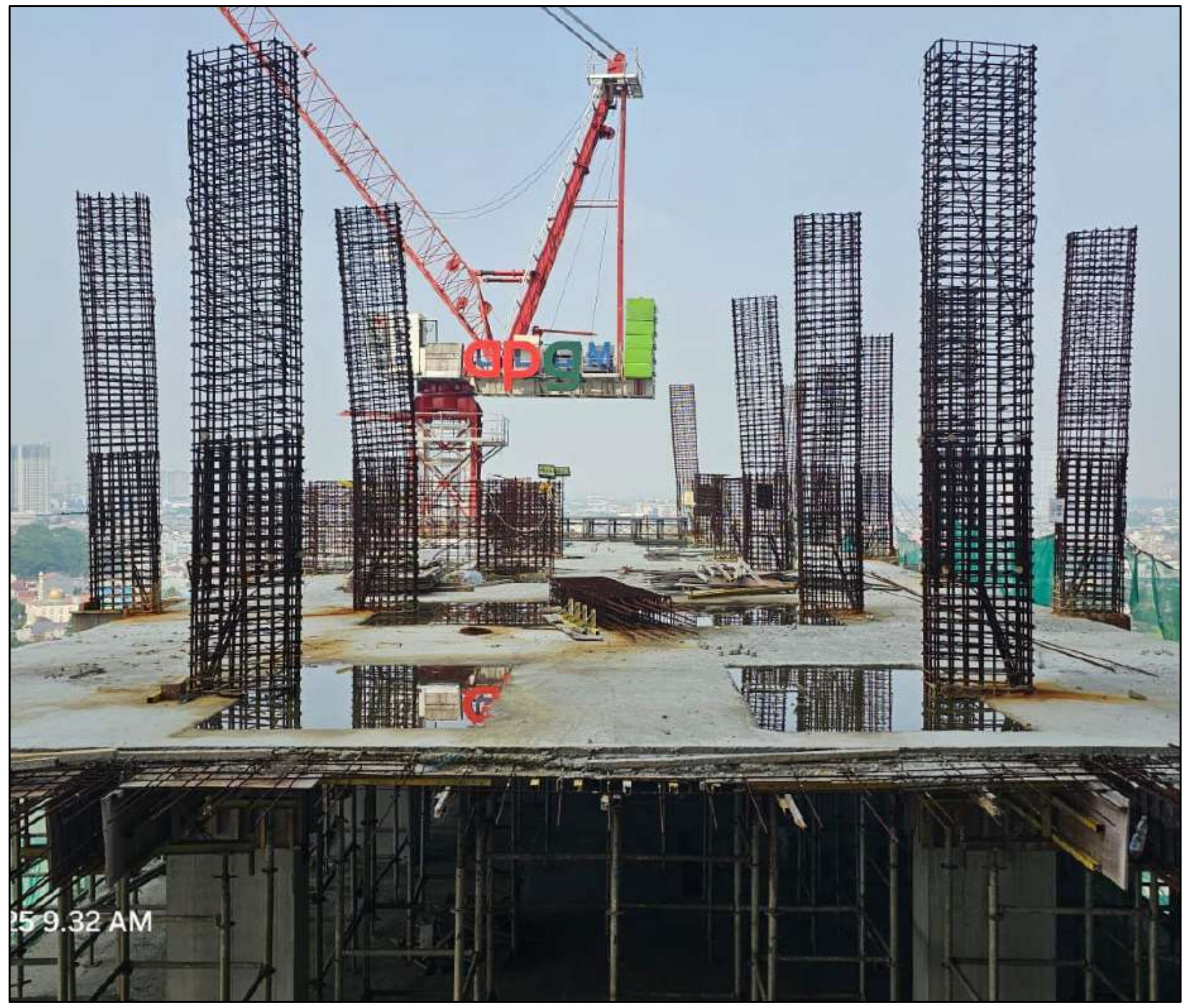
2 BUILDING STRUCTURE REINFORCEMENT OF THE SCOTT (TOWER II)

3 INSTALLATION OF EXCAVATION SLOPE REINFORCEMENT (TOWER II)



PROGRESS COLLINS BOULEVARD

As of June 30, 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.

MOU SIGNING CEREMONY
TRIN LAND X ARTOTEL GROUP

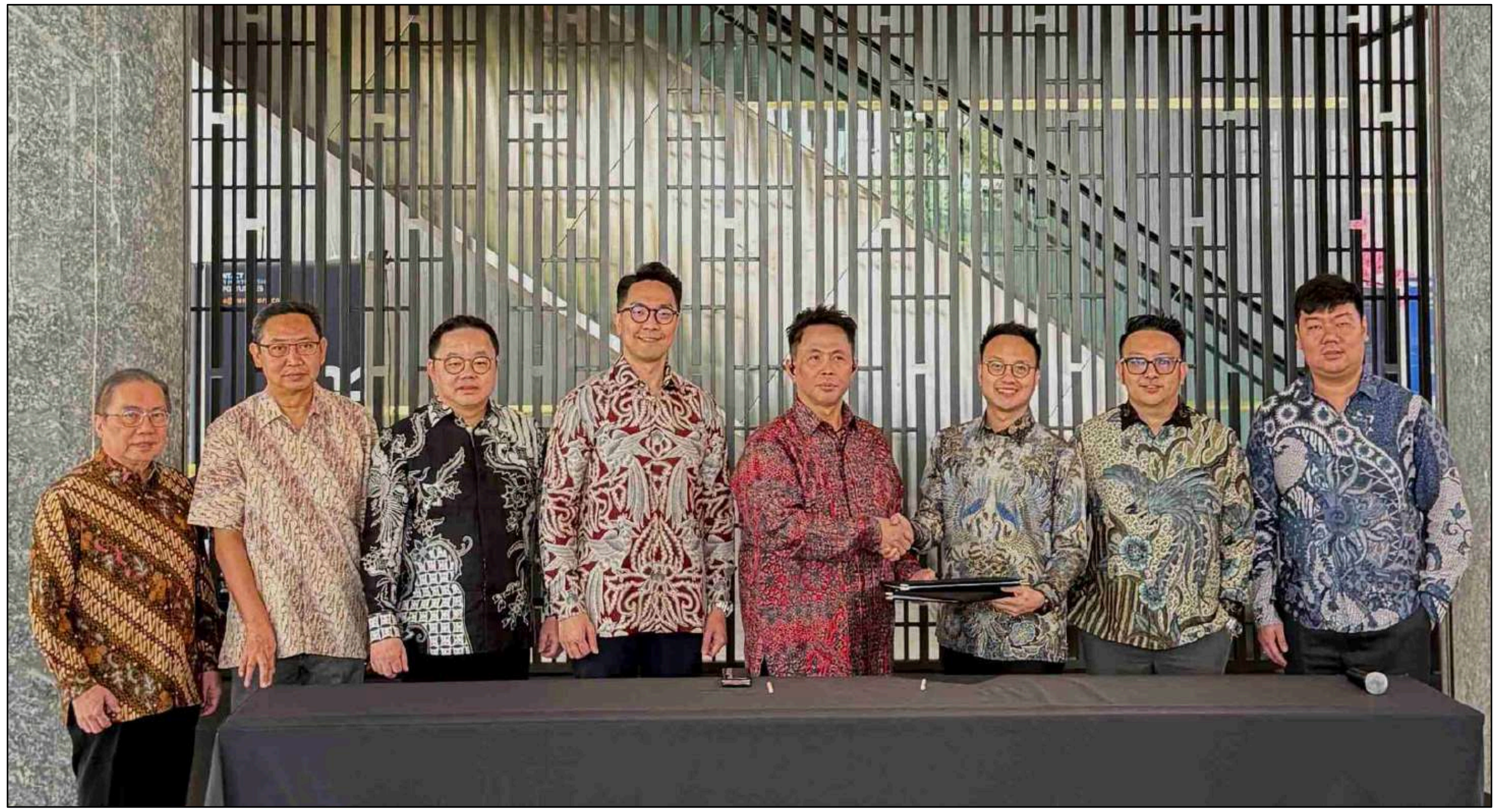
February 25th 2026

PT Perintis Triniti Properti Tbk (IDX: TRIN) is pleased to announce the formalization of a strategic alliance with **Artotel Group** through the signing of a Memorandum of Understanding (MoU). This collaboration marks a significant milestone in our commitment to delivering high-caliber, lifestyle-integrated developments that redefine urban living.

Under this agreement, Artotel Group—a leader in boutique and lifestyle hospitality—will provide its specialized expertise in the development and management of hotel assets within selected Triniti Land projects. This synergy is designed to harmonize our architectural innovation with world-class hospitality operations.

MOU SIGNING CEREMONY
TRIN LAND X PRIME LAND

April 08th 2026



PT Perintis Triniti Properti Tbk ("Triniti Land" or "TRIN") has entered into a Memorandum of Understanding (MoU) to acquire a **majority stake in Prime Land**, marking a strategic milestone in the Company's long-term growth and diversification strategy.
This transaction reflects Triniti Land's commitment to **strengthen its recurring income base, expand into high-growth segments, and enhance overall revenue quality** through a complementary portfolio integration.


MARCS BOULEVARD
THE PRIDE | THE HOME | THE MARC

MARCS BOULEVARD

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.

Marc's Boulevard is a 23-hectare superblock 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.

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 June 30, 2026

1 **INTERIOR HOUSING 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

HOLDWELL BUSINESS PARK

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.

HOLDWELL BUSINESS PARK

SITEPLAN

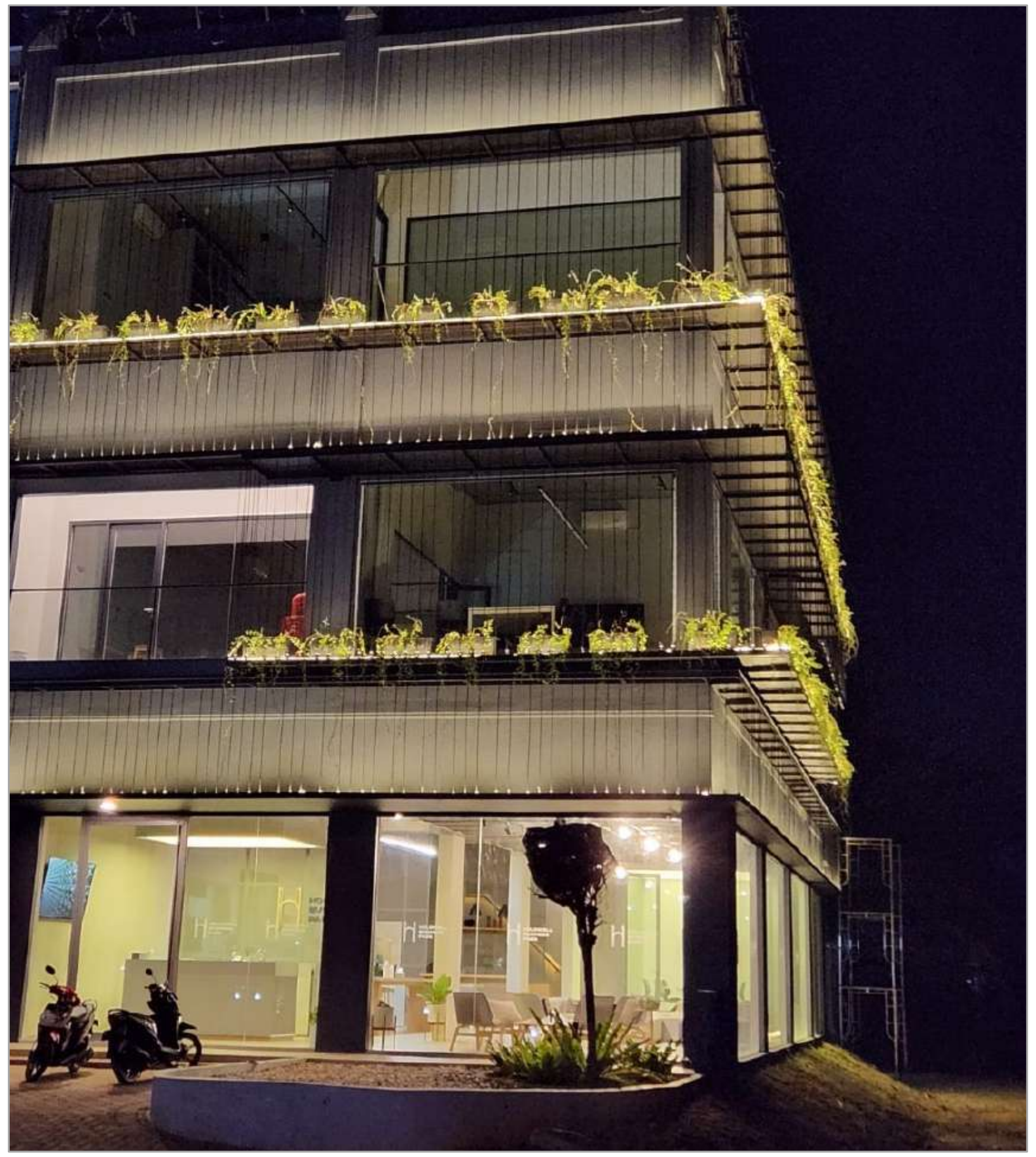
1. Holdwell Walk
2. SOHO
3. Marketing Gallery
4. Main Gate
5. Ready-to-Build Land
6. Storage House
7. Utility

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 June 30, 2026

1 INFRASTRUCTURE PHASE 1

PROGRESS HOLDWELL BUSINESS PARK

As of June 30, 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.

MOU SIGNING CEREMONY

TRIN LAND X PDAM WAY RILAU

April 28th 2026

PT Perintis Triniti Properti Tbk ("TRINLAND") signed a Memorandum of Understanding (MoU) with PERUMDA AM Way Rilau on April 28, 2026, to provide reliable access to clean water for Holdwell Business Park in Bandar Lampung.

This collaboration reflects TRINLAND's commitment to developing sustainable infrastructure and enhancing the operational readiness of Holdwell Business Park, a 12.5-hectare integrated business district targeting the logistics, distribution, and manufacturing sectors.

Strategically located along the main corridor connecting Java and Sumatra, Holdwell Business Park is expected to become a major logistics and business hub in Western Indonesia, supported by modern infrastructure and strong regional connectivity.

MOU SIGNING CEREMONY
TRIN LAND X TELKOM

June 02th 2026

Holdwell Business Park has signed a Memorandum of Understanding (MoU) with PT Telkom Indonesia (Persero) Tbk regarding the provision of communication services and telecommunications infrastructure within the Holdwell Business Park area in Bandar Lampung.

This collaboration is a strategic step in supporting the development of Holdwell Business Park as a 12.5-hectare integrated logistics hub located along the main logistics route connecting Java and Sumatra. Through this partnership, the area will be supported by reliable digital infrastructure, including high-speed internet services and data connectivity to support tenant operations.

This synergy strengthens Holdwell Business Park’s readiness as a modern, integrated logistics hub, while enhancing the area’s appeal to businesses, investors, and logistics companies seeking operational facilities backed by comprehensive physical and digital infrastructure.

Sequoia Hills

A BREATHING CITY

A Living Extension of Sequoia Hills

A 95-hectare sustainable township development in Sentul

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 June 30, 2026

1 LIVING GALLERY SEQUOIA

2 INSIDE LIVING GALLERY SEQUOIA

CURRENT SITUATION IN SEQUOIA HILLS

As of June 30, 2026

3 SHOWHOUSE EARTHVILLE (CLUSTER II)

4 SHOWHOUSE MONO (CLUSTER III)

5 LANDSCAPING ROW 30

PROGRESS SEQUOIA HILLS

As of June 30, 2026

1 MASS PRODUCTION THE LEROY (CLUSTER I)

2 COMPLETION OF SUPERSTRUCTURE BRIGE 3

3 COMPLETION OF ROW 30 PHASE 2 (ROAD ACCESS TO BRIDGE 2 AND 3)

PROGRESS SEQUOIA HILLS

As of June 30, 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
G20
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
0m 100 200 300 500 1000
TANAMORI
COLLECTION OF WONDERS
Rangko Cave
Festival Flores Lembata
Sail Indonesia Rally
Labuan Bajo
Komodo Airport
Festival Komodo
Kanawa Island
Kelor Island
Komodo National Park
Cuanca Wulang Waterfall
Mbeliling Forest
Loh Liang
Pink Beach
Melo Village
20 MINS | 22 KM from/to Airport
Loh Buaya
Golo Mori
Rinca Island
TANAMORI
Sano Nggoang Lake
Maria Wae Nakeng Cave
Wongkol Wu'a Fortress
Ledang Fortress
Mbrenang Beach
Gili Motang
Lodok Paddyfields
Repi Beach

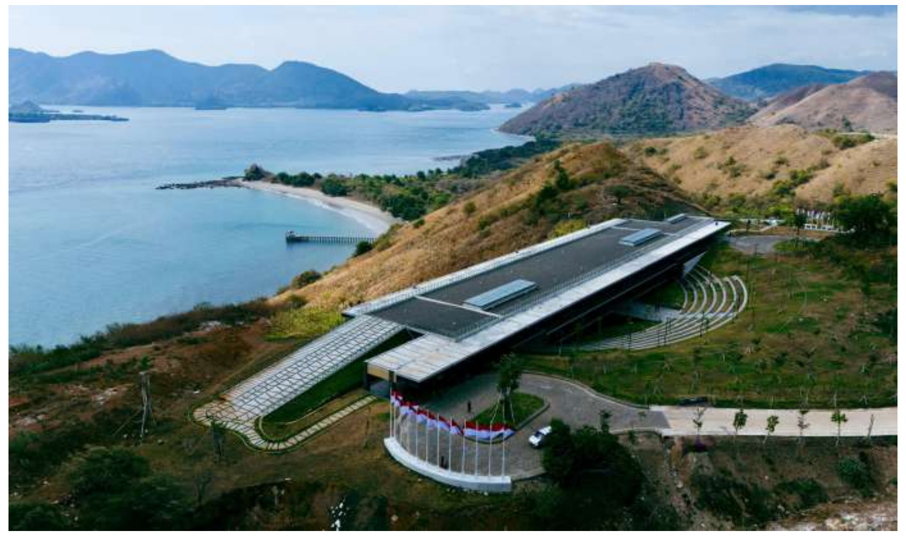
CURRENT SITUATION IN TANAMORI

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.

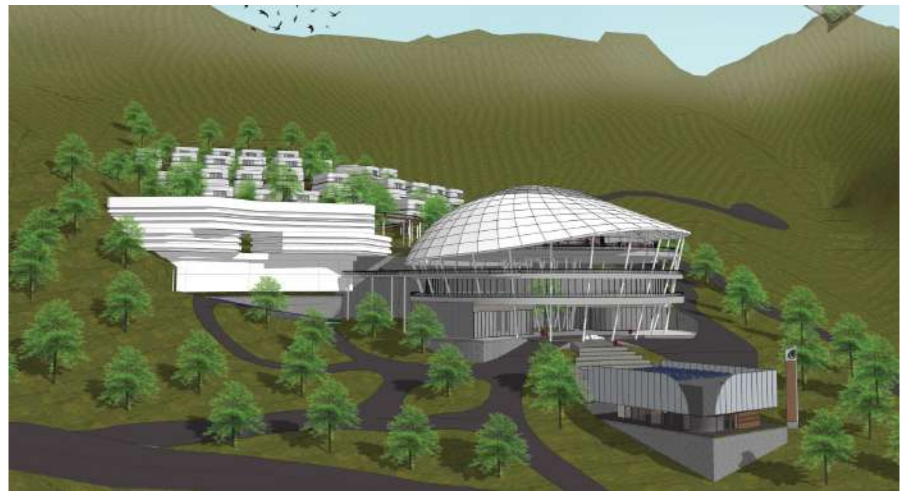
FUTURE DEVELOPMENT

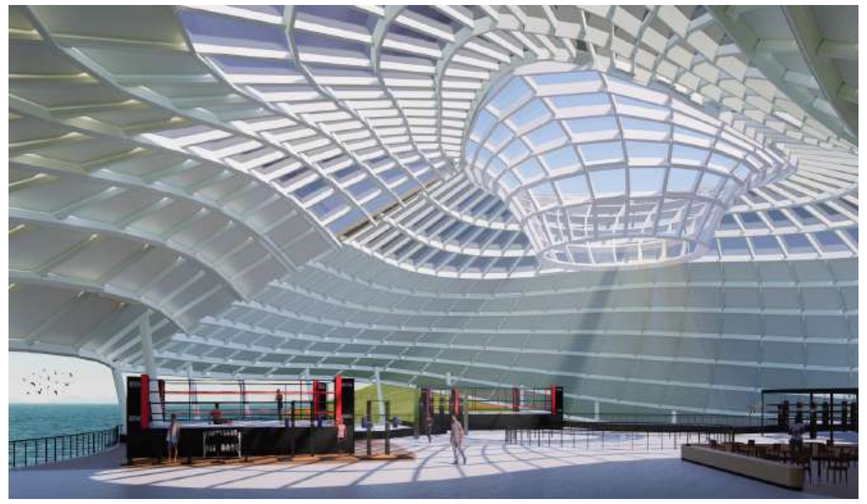
1 AWANTARA

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 June 30, 2026

Triniti 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**.

Triniti 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**

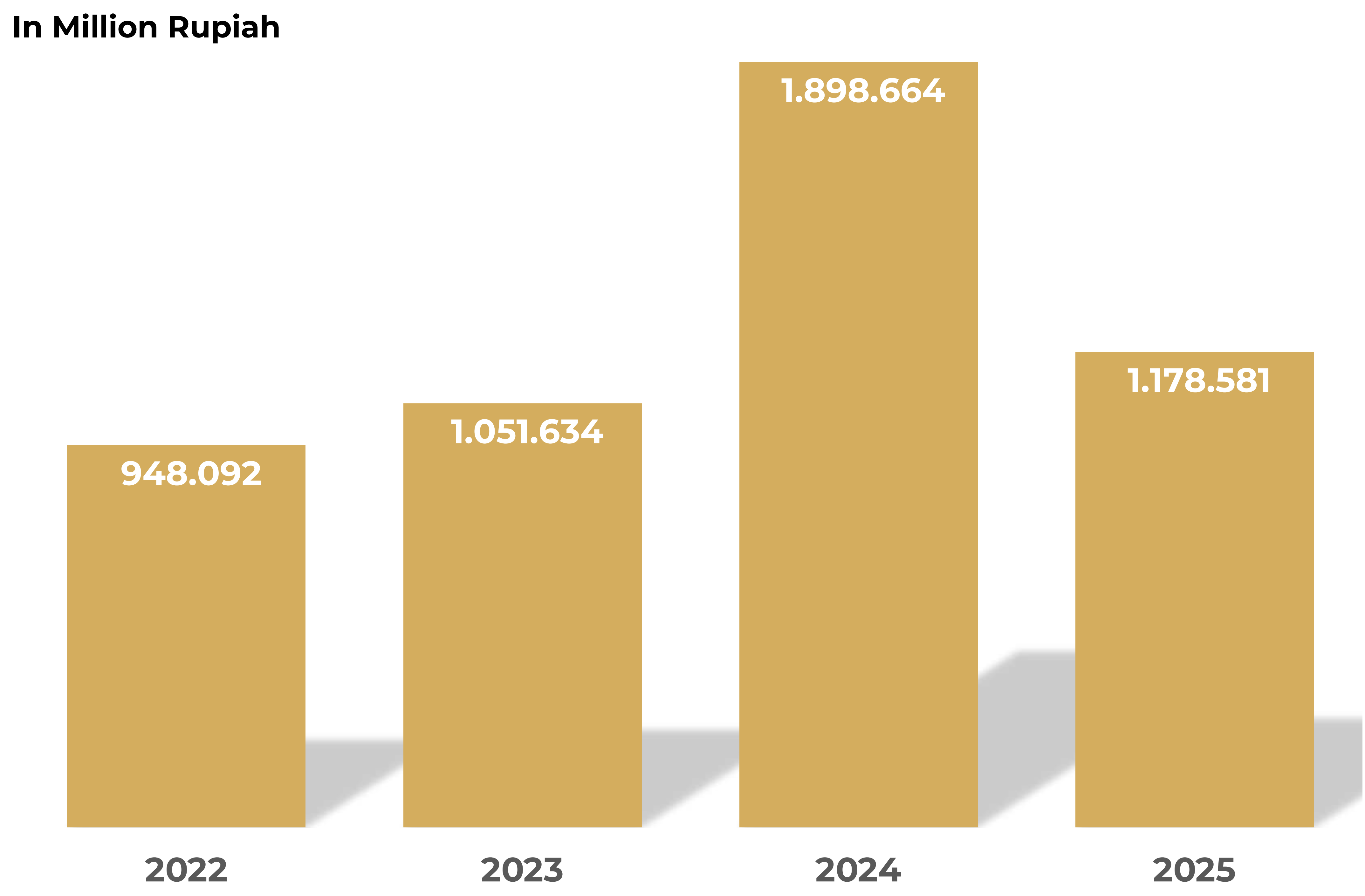
AWARDS

As of June 30, 2026

Triniti Land kembali menorehkan prestasi gemilang melalui proyek **Sequoia Hills**, yang berhasil meraih penghargaan **Best High End Housing Architectural (Harvest Ville)** pada ajang **PropertyGuru Asia Property Awards 2025**.

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



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 HIGHLIGHTS & MARKET PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2020	2021	2022	2023	2024	2025	Q1 2025	Q1 2026
Sales and Revenues	3.730	2.821	275.599	82.317	216.641	187.990	140.228	5.413
Cost of Sales and Direct Cost	(640)	(1.779)	(143.032)	(48.597)	(162.489)	(143.955)	(105.720)	(2.503)
Gross Profits	3.090	1.042	132.567	33.720	54.152	44.034	34.507	2.909
Operating Profit	(39.982)	(61.232)	44.797	(134.947)	(164.896)	(21.817)	15.252	(11.094)
Net Profit (Loss) For The Year	7.865	(50.322)	28.044	(146.450)	(200.618)	10.530	9.008	404
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	18.636	(30.148)	690.340	(91.337)	(131.319)	14.940	1.485	2.363

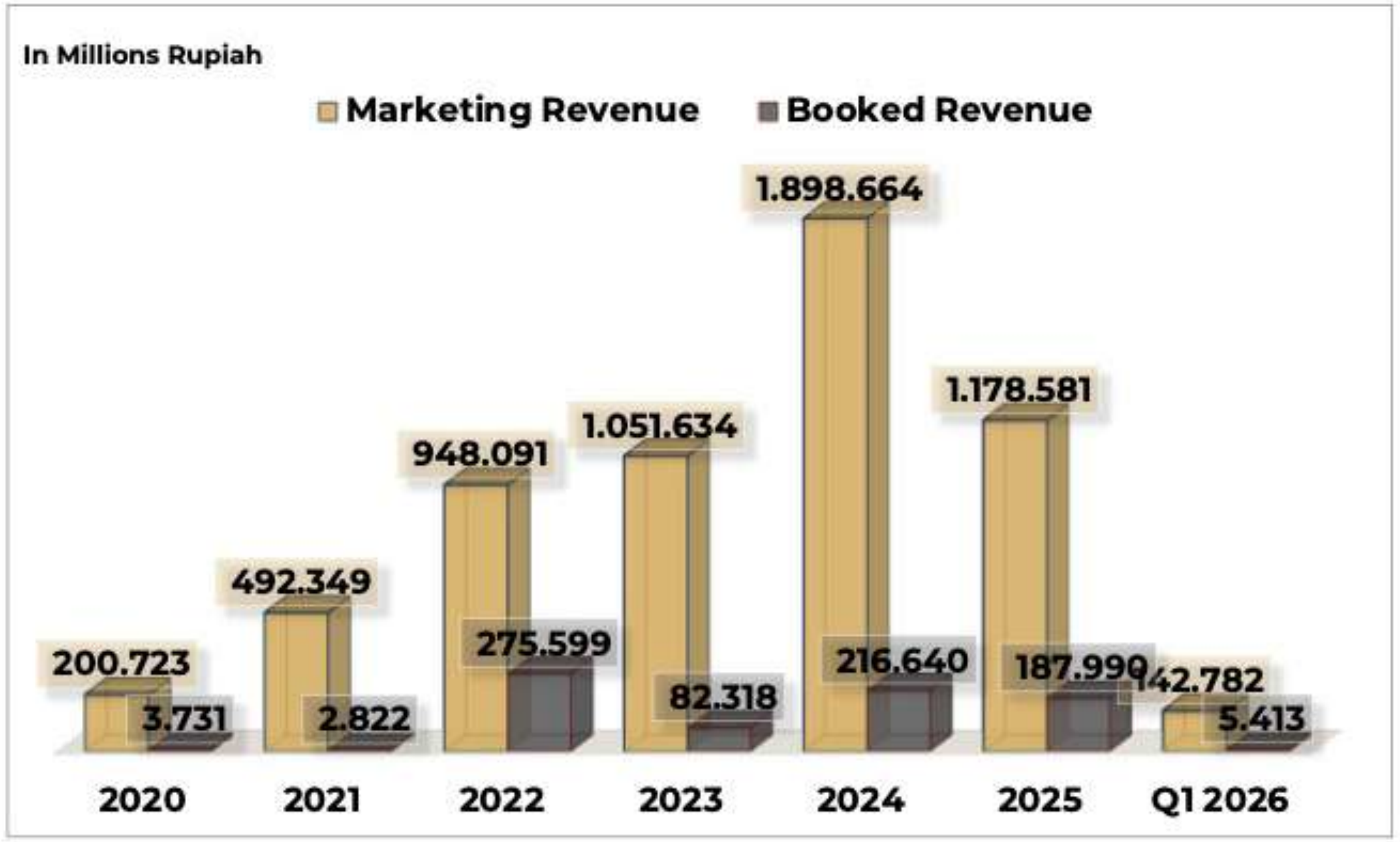
BALANCE SHEET (in millions rupiah)	2020	2021	2022	2023	2024	2025	Q1 2025	Q1 2026
Assets								
Current Assets	612.974	991.315	1.149.653	1.421.718	1.408.462	1.178.044	1.301.031	1.213.073
Non-Current Assets	859.190	880.554	927.324	790.821	814.422	914. 415	907.649	915.252
Total Assets	1.472.164	1.871.869	2.076.977	2.212.539	2.222.884	2.092.459	2.208.680	2.128.325
Liabilities and Equity								
Current Liabilities	357.508	851.308	1.106.941	1.162.360	1.366.610	1.240.940	1.301.992	1.220.874
Non-Current Liabilities	408.005	363.528	327.966	427.414	437.493	356.307	478.899	381.182
Total Liabilities	765.513	1.214.836	1.434.907	1.589.774	1.804.103	1.597.247	1.780.891	1.602.056
Equity	706.651	657.033	642.070	622.765	418.781	495.212	427.789	526.269
Total Liabilities and Equity	1.472.164	1.871.867	2.076.977	2.212.538	2.222.884	2.092.459	2.208.680	2.128.325

RATIO	2020	2021	2022	2023	2024	2025	Q1 2025	Q1 2026
Current Ratio (x)	1.98	1.16	1.04	1.22	1.03	0.95	1.00	0.99
Total Liabilities to Total Equity (x)	1.08	1.85	2.23	2.55	4.31	3.23	4.16	3.04
Total Liabilities to Total Assets (x)	0.52	0.65	0.69	0.72	0.81	0.76	0.82	0.75
Net Profit to Total Assets (%)	0.34%	-2.66%	1.40%	-6.66%	-8.88%	0.50%	0.43%	0.02%
Net Profit to Total Equity (%)	0.70%	-7.59%	4.53%	-23.67%	-47.16%	2.13%	1.82%	0.08%

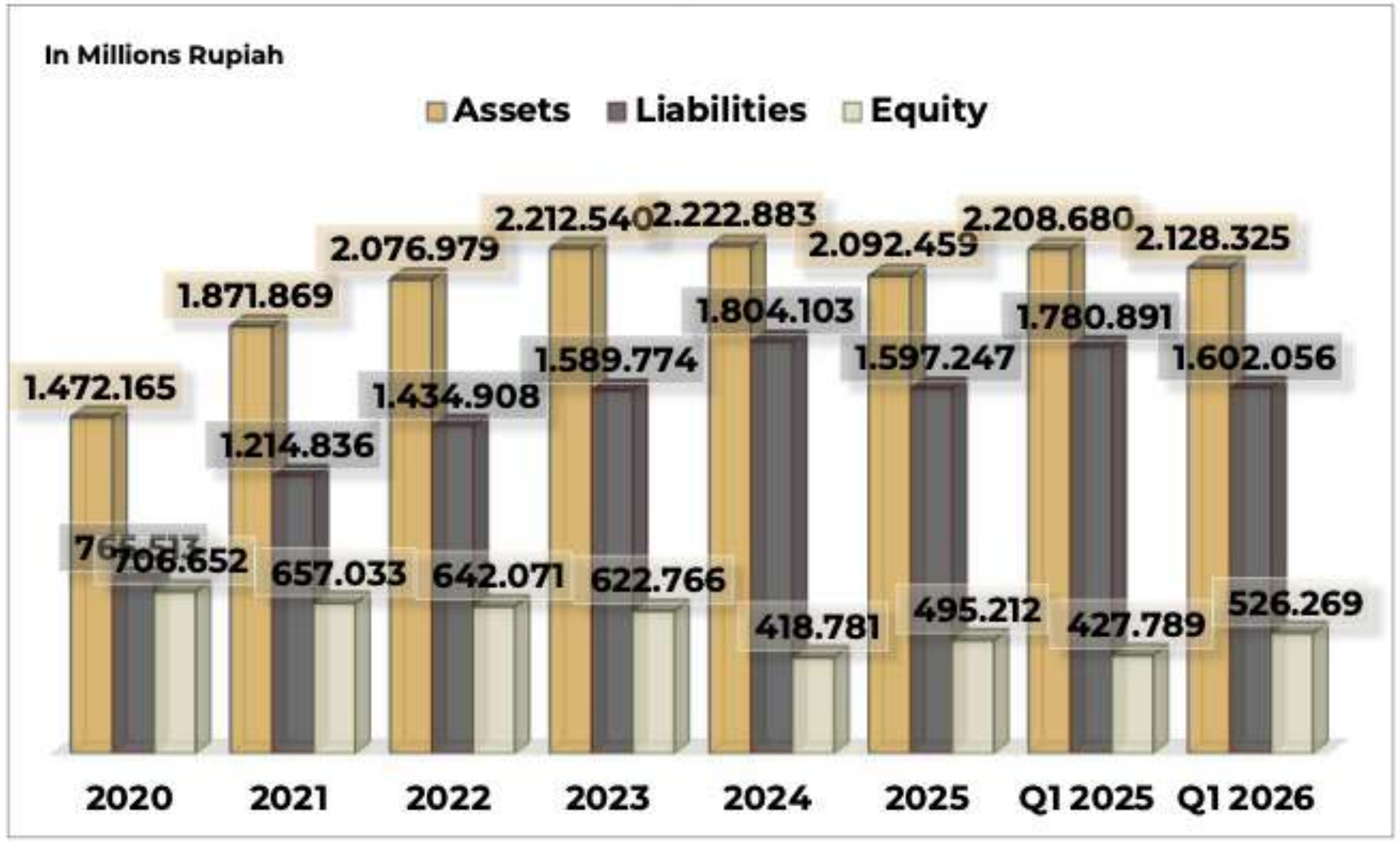
FINANCIAL PERFORMANCE

Since the implementation of PSAK 72 in 2020 (which was later updated to PSAK 115 in 2024), 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	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Q1 2025	Q1 2026
Marketing Revenue	200.723	492.349	948.091	1.051.634	1.898.664	1.283.899	460.810	142.782
Booked Revenue	3.731	2.822	275.599	82.318	216.640	194.277	140.224	5.413
Total Assets	1.472.165	1.871.869	2.076.979	2.212.540	2.222.883	2.173.653	2.208.680	2.218.325
Total Liabilities	765.513	1.214.836	1.434.908	1.589.774	1.804.103	1.613.301	1.780.891	1.602.056
Total Equity	706.652	657.033	642.071	622.766	418.781	560.351	427.789	526.269

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

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