



COMPANY UPDATE

PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

SEP 2026

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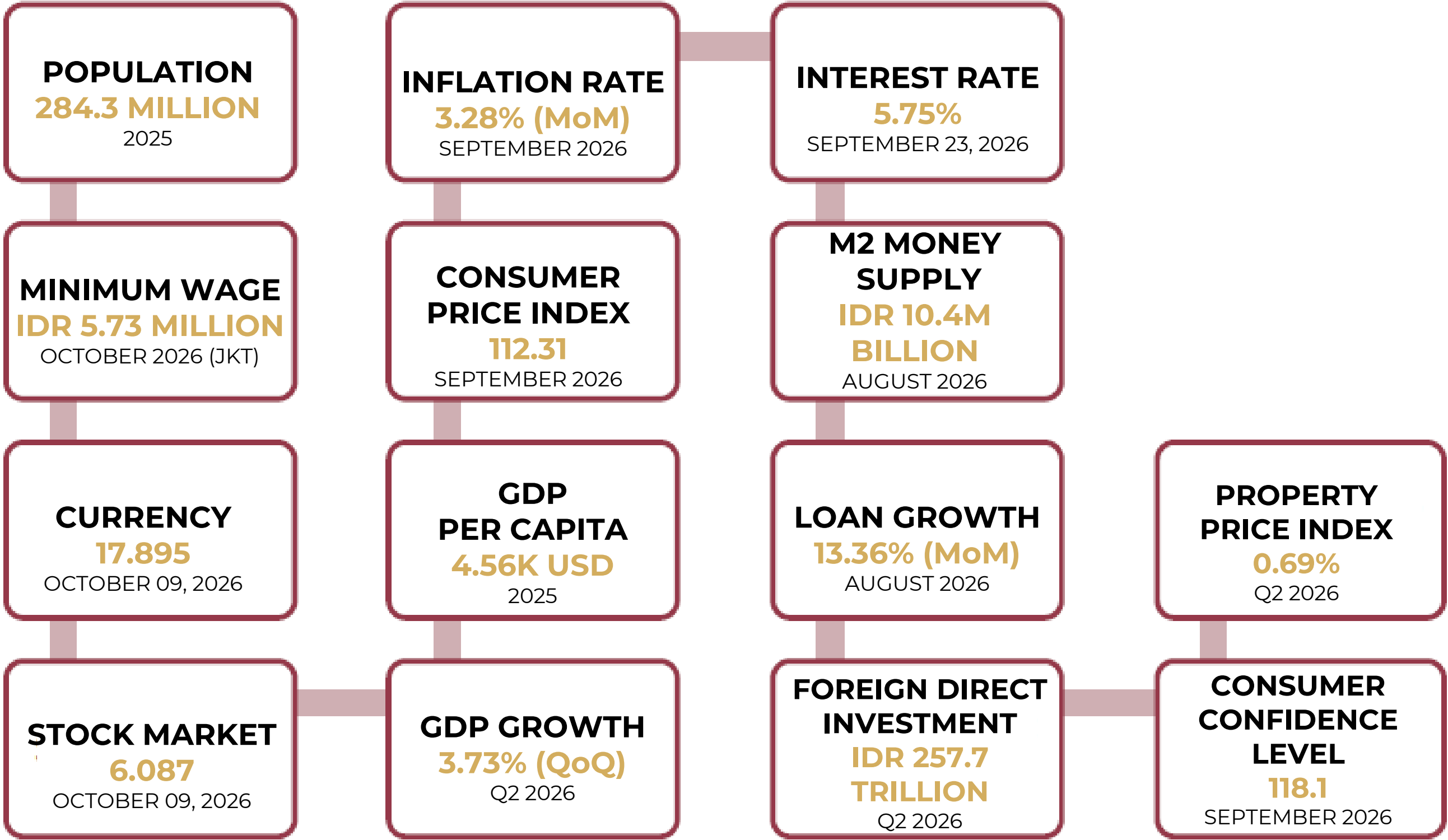
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MARKET OVERVIEW

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



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

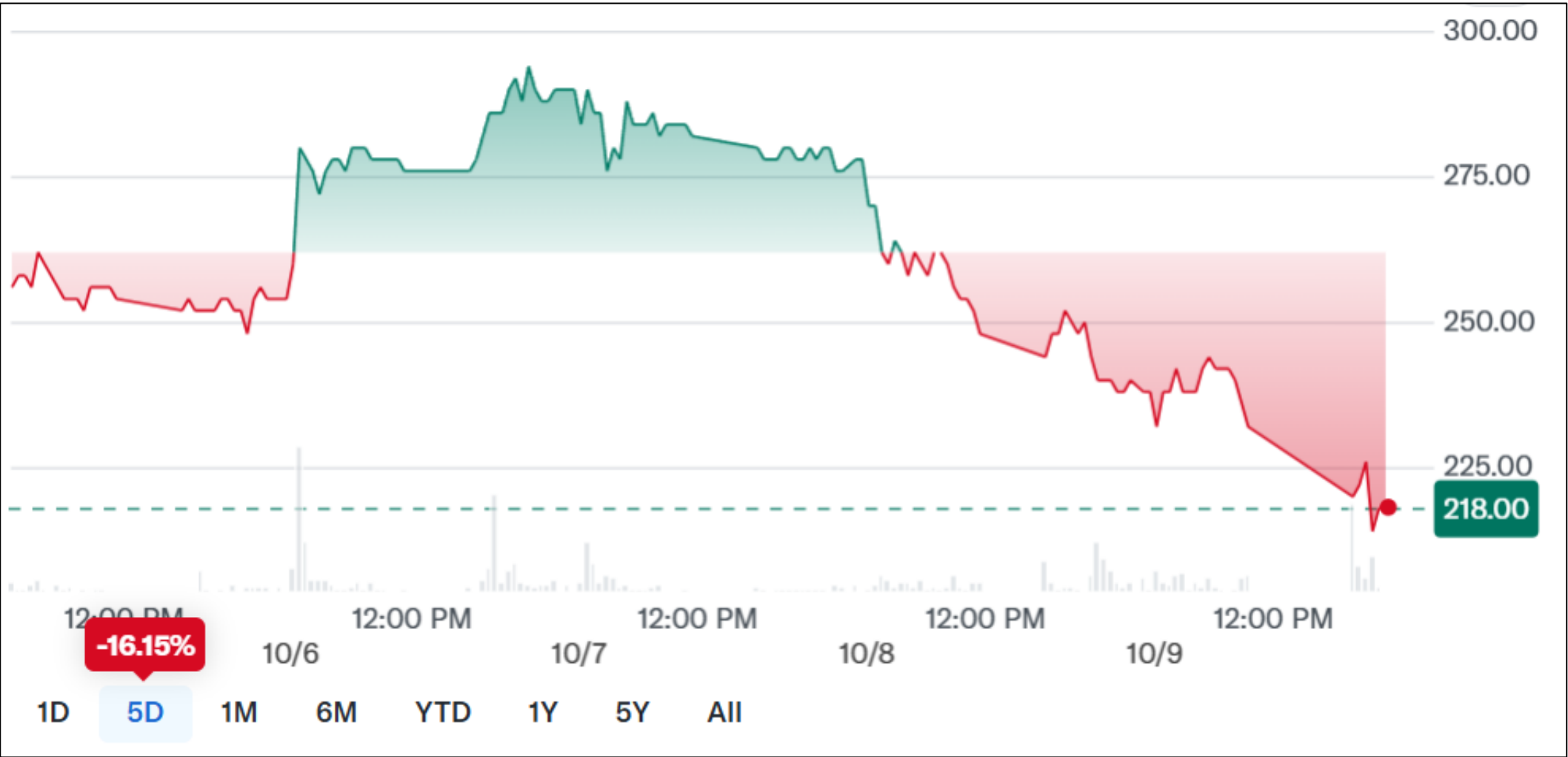
Shareholders Composition

(As of 30 September, 2026)

- **PT Kunci Daud Indonesia**
1,628,738,000 shares, 35.35%
- **PT Intan Investama International**
1,241,574,500 shares, 26.84%
- **PT Panca Muara Jaya**
264,109,000 shares, 5.80%
- **Public**
1,457,136,289 shares, 32.01%

Total : 4,551,457,789 shares

As of October 09, 2026



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 Trinitri Properti was established on March 13, 2009.
Development of the Company's first project, Ubud Village.



2013

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



2017

Preparation stage of development of the Collins Boulevard project.



2011

Development of the Melrose Place Dormitory project.



2015

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



2018

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



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.



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.



2020

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



2023

- Listing of HMETD (Right Issue) in IDX.
- Groundbreaking of Holdwell Business Park.
- Show Unit Inauguration of Sequoia Hills Cluster I, 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

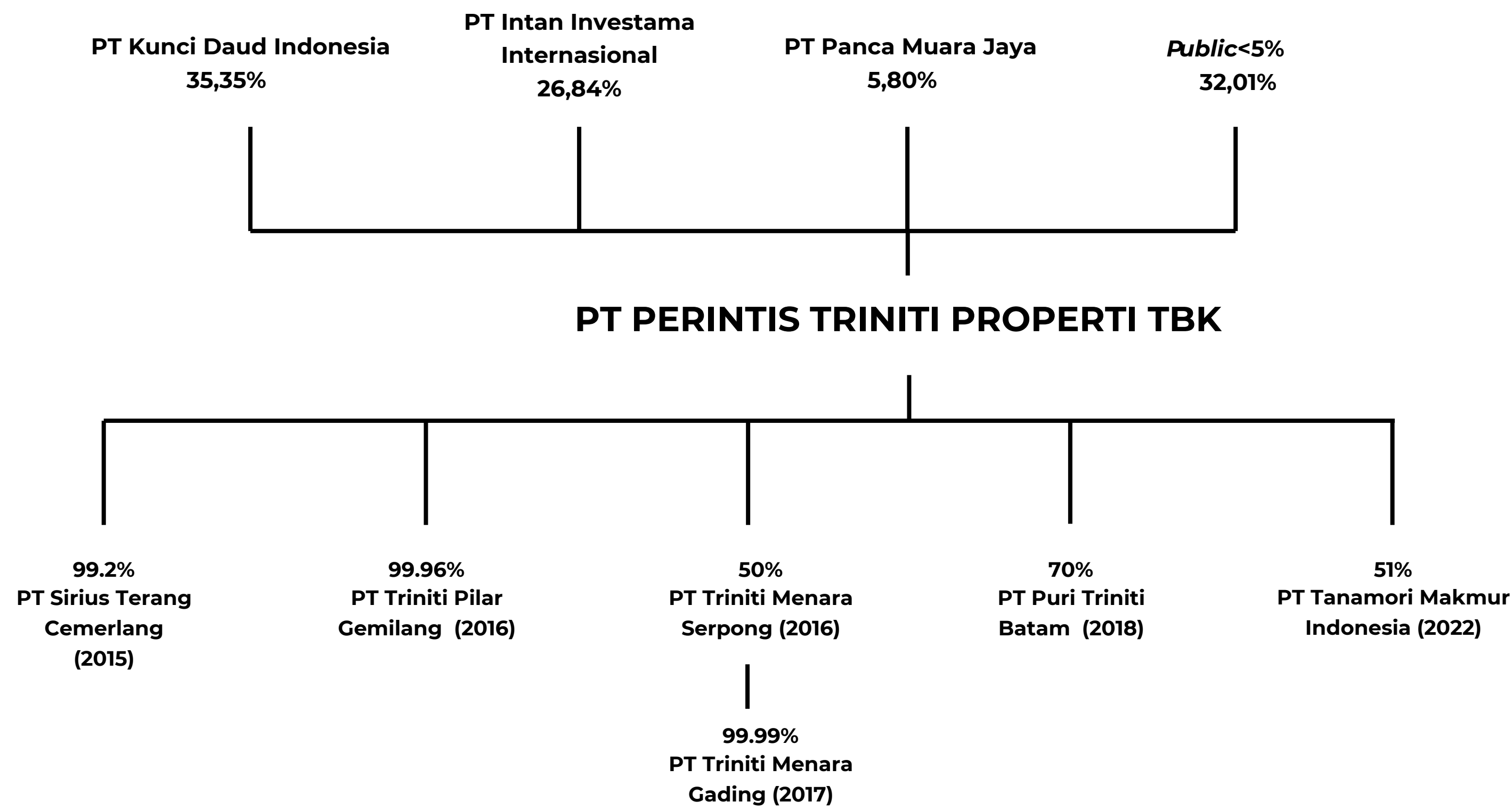


2025

- 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 September 30, 2026



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 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, Lifestyle Plaza

Facilities

Lifestyle Plaza, Jogging Track,
Swimming Pool, and Gym

THE SCOTT

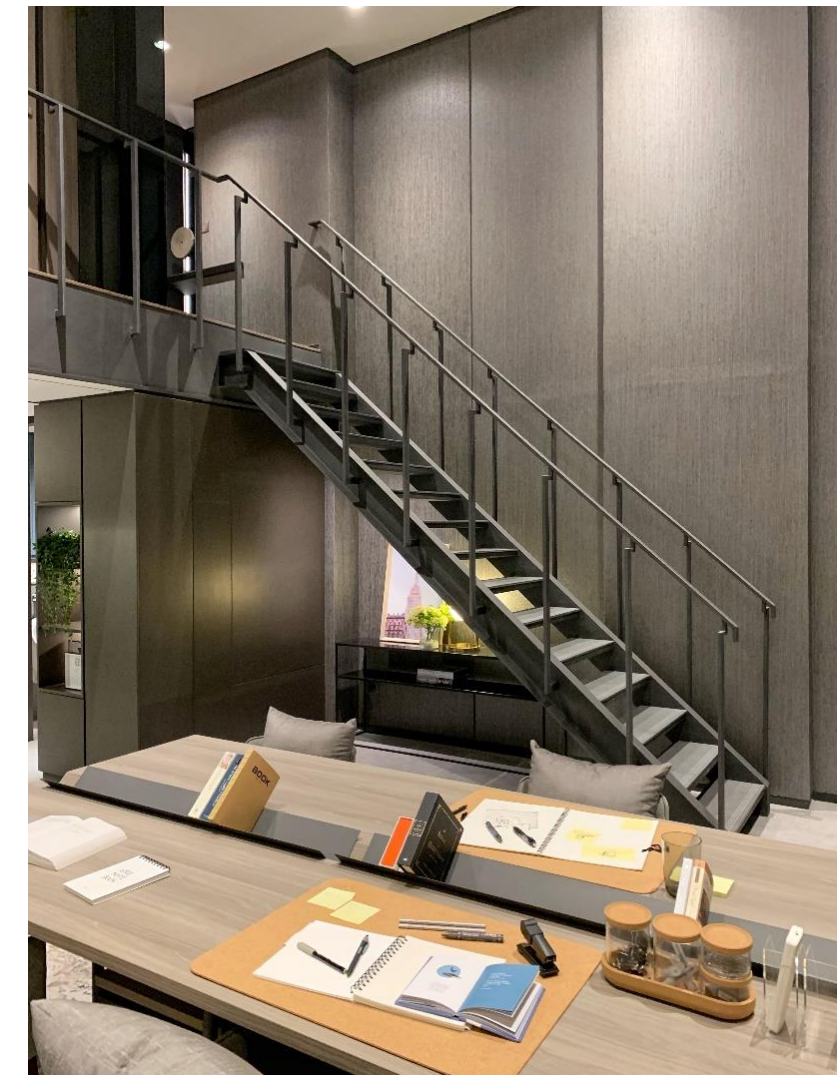
CONVERTIBLE RESIDENCE

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 September 30, 2026

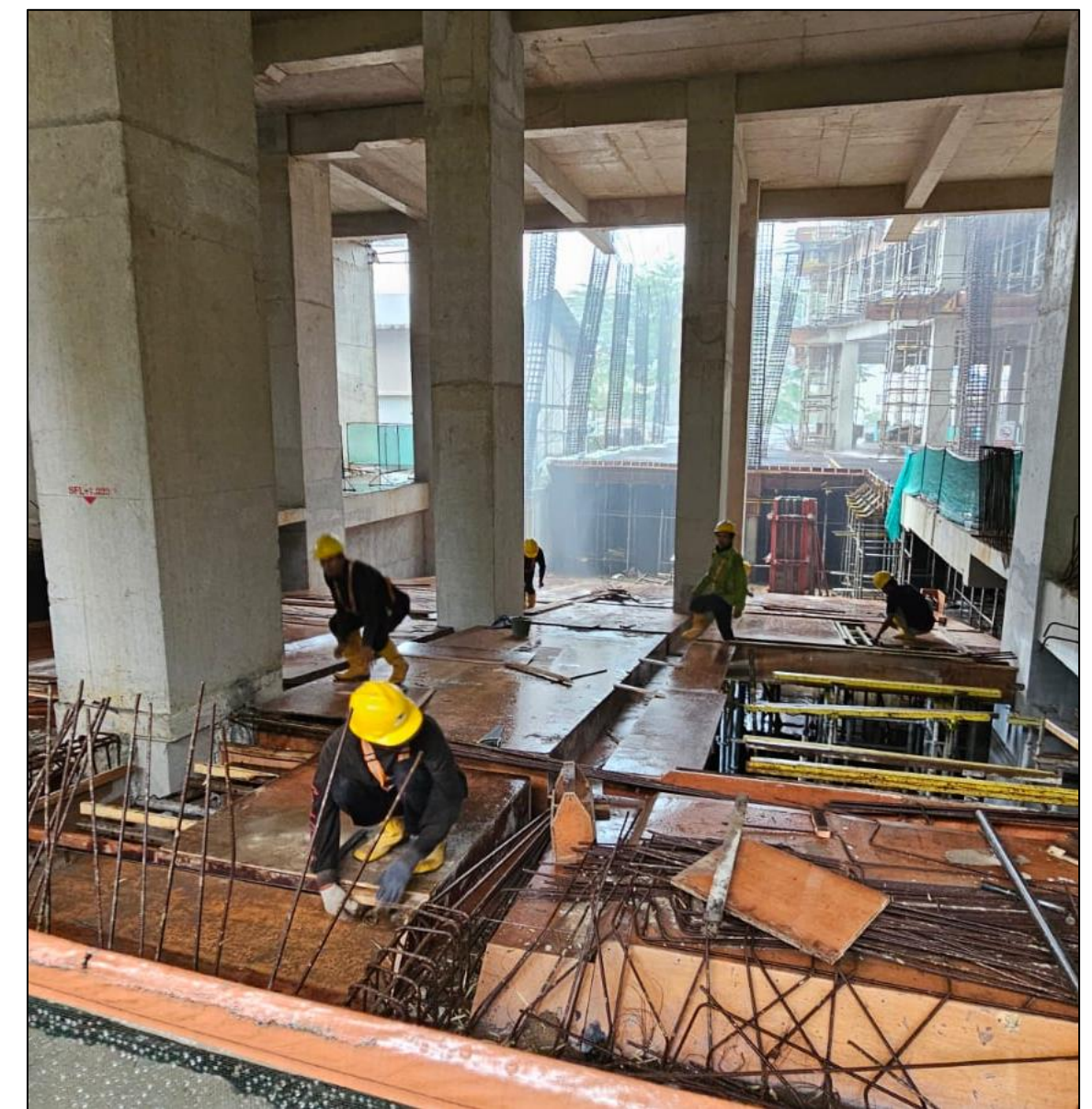
1 HYDE RESIDENCE (TOWER I)



2 BUILDING STRUCTURE REINFORCEMENT OF THE SCOTT (TOWER II)

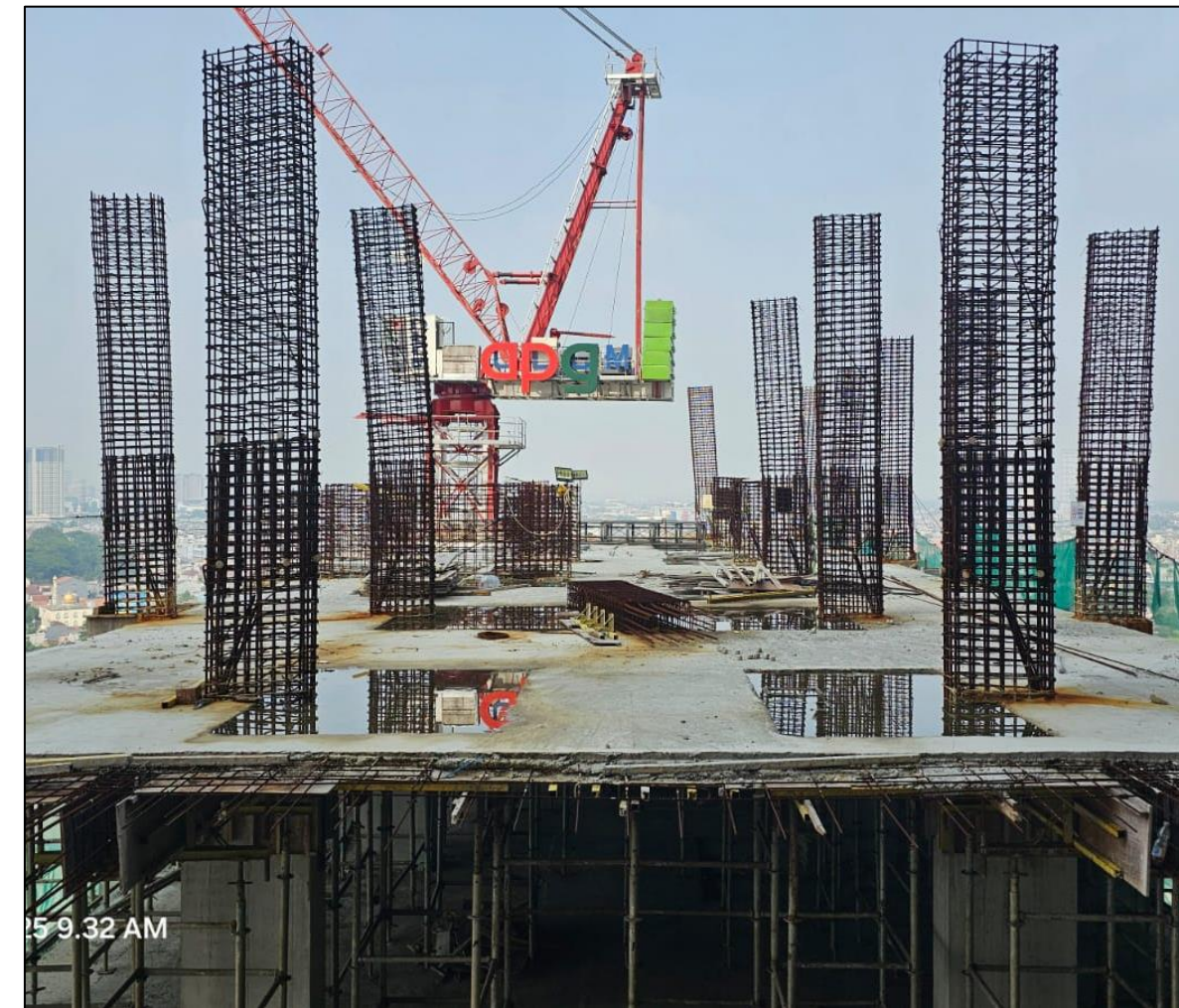


3 INSTALLATION OF EXCAVATION SLOPE REINFORCEMENT (TOWER II)



PROGRESS COLLINS BOULEVARD

As of September 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 Trinita Properti Tbk (“Trinita 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 Trinita Land’s commitment to **strengthen its recurring income base, expand into high-growth segments, and enhance overall revenue quality** through a complementary portfolio integration.

MOU SIGNING CEREMONY COLLINS BOULEVARD X ARTOTEL GROUP

September 25th 2026



TRINLAND officially signed a hotel management agreement with **ARTOTEL Group** on September 25, 2026, following the MoU signed in February 2026. **This strategic partnership will strengthen the hospitality component of Collins Boulevard, an integrated mixed-use development in Serpong, Tangerang, combining residential, commercial, and hospitality functions within one area.**

With the construction of Hyde Residence (Tower 1) completed and The Scott (Tower 2) currently under development, the collaboration is expected to enhance the overall value proposition of Collins Boulevard, support a more integrated lifestyle environment, and create long-term value for the development.

An aerial architectural rendering of a modern multi-story residential complex. The main building is constructed of red brick with large, dark-framed windows and balconies. It is surrounded by lush greenery, including trees and grass. In the center of the complex is a large, rectangular swimming pool with a blue surface, where several people are swimming. Adjacent to the pool is a basketball court with a blue and green surface. A paved walkway with trees and benches runs along the pool and court. In the foreground, there is a modern, low-rise building with a flat roof and a glass facade. The background shows a suburban neighborhood with smaller houses and a clear sky.

MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

MARC'S BOULEVARD

MARC'S BOULEVARD

FINELY CRAFTED BY TRINITY LAND

Area Concept

: 23 Ha
: Mixed Used Development
(Condovilla, Town House, Business
Loft, Edu Complex, Mixed Use Hub)

Project Value Facilities

: Rp 5 Trillion
: 50 meter Lap Pool, Basketball
Court, Kids Swimming Pool,
Playground, BBQ Pit, Outdoor Gym
and Yoga Space.

Condovilla
Paul & Prive

at Paul Marc

Town House
**Paul The
Place**

at Paul Marc

Business Loft
Paul Lane

at Paul Marc

**Grant
Marc**

Mixed Use
Hub

**Dean
Marc**

Education
Complex

**Glenn The
Hive**

at Glenn Marc

Marc's Boulevard is a 23-hectare superblock developed by Trinita 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.

Future Development

Future Development

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 September 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
Concept**

: 12.5 Ha
: : Mixed Used
Development (Storage
House, Ruko, SOHO,
Ready-to-Build Land)

**Project Value
Facilities**

: Rp 800 Billion
: 24/7 Security,
Commercial Area,
Green Open Space,
Lake, Double
Layered Gate Protection



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.



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 September 30, 2026

1 INFRASTRUCTURE PHASE 1



PROGRESS HOLDWELL BUSINESS PARK

As of September 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 Trinita 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



950.000
sqm

DEVELOPMENT AREA

3.500

HOMES

100.000
sqm

MIXED COMMERCIALS

IDR 15 Trillion

DEVELOPMENT AREA

70%

GREEN COVERAGE



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 September 30, 2026

1 LIVING GALLERY SEQUOIA



2 INSIDE LIVING GALLERY SEQUOIA



CURRENT SITUATION **IN SEQUOIA HILLS**

As of September 30, 2026

3 SHOWHOUSE EARTHVILLE (CLUSTER II)



4 SHOWHOUSE MONO (CLUSTER III)



5 LANDSCAPING ROW 30



PROGRESS SEQUOIA HILLS

As of September 30, 2026

1 MASS PRODUCTION THE LEROY (CLUSTER I)



2 COMPLETION OF SUPERSTRUCTURE BRIDGE 3



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



PROGRESS SEQUOIA HILLS

As of September 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



World Class Facilities & Infrastructure



Super Premium Destination



Sustainable Tourism Development



Magnificent View



Center of International Events



Supportive People & Culture

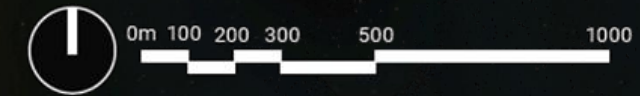


Potential Hyper Growth Region



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



TANAMORI
COLLECTION OF WONDERS



CURRENT SITUATION IN TANAMORI

1 INFRASTRUCTURE CONSTRUCTION

Construction of major roads, underground power facilities, and fiber optic cables has been completed throughout TanaMori



3 BEACH CLUB

A place to enjoy a relaxing sunset by the bay.



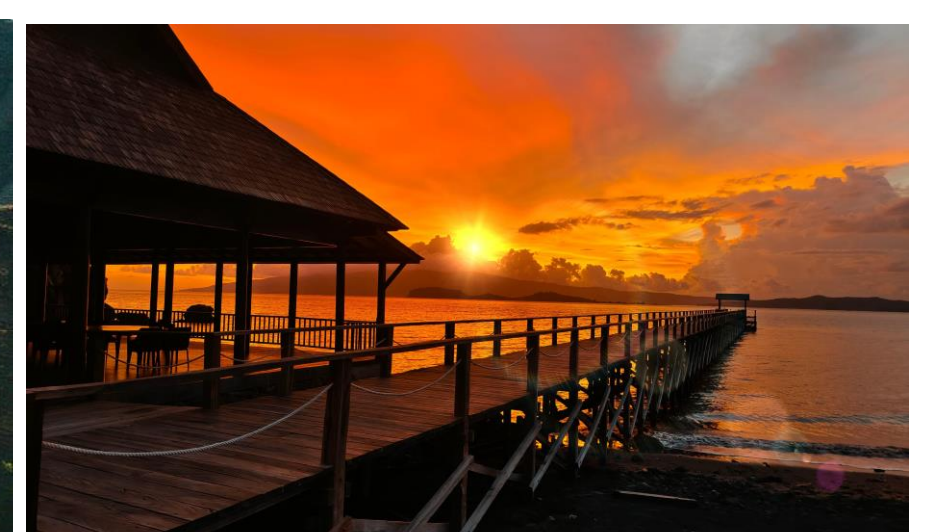
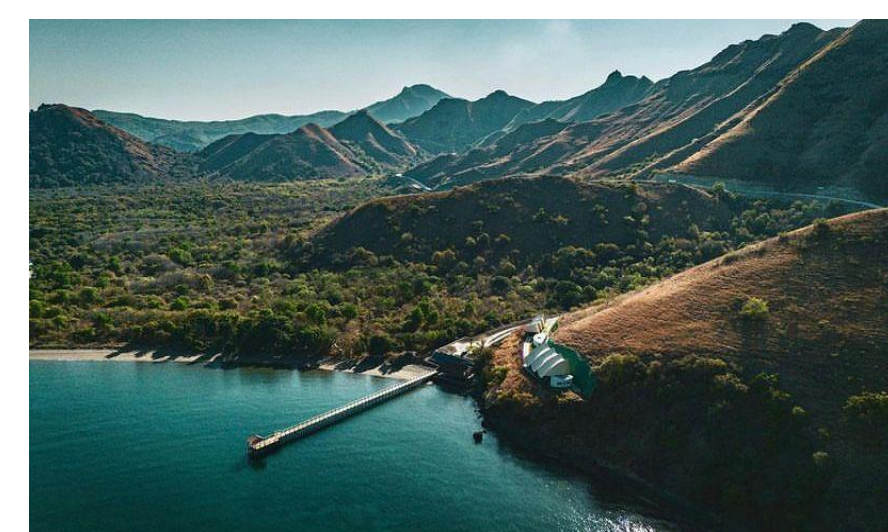
2 GOLO MORI CONVENTION CENTER (GMCC) by ITDC

Golo Mori Convention Center (GMCC) is a 5-star luxury MICE center enveloped in the charm and charisma of West Manggarai culture.



4 JETTY

Creating new access from TanaMori to Rinca Island, the largest island in Komodo National Park as well as water activities.



FUTURE DEVELOPMENT

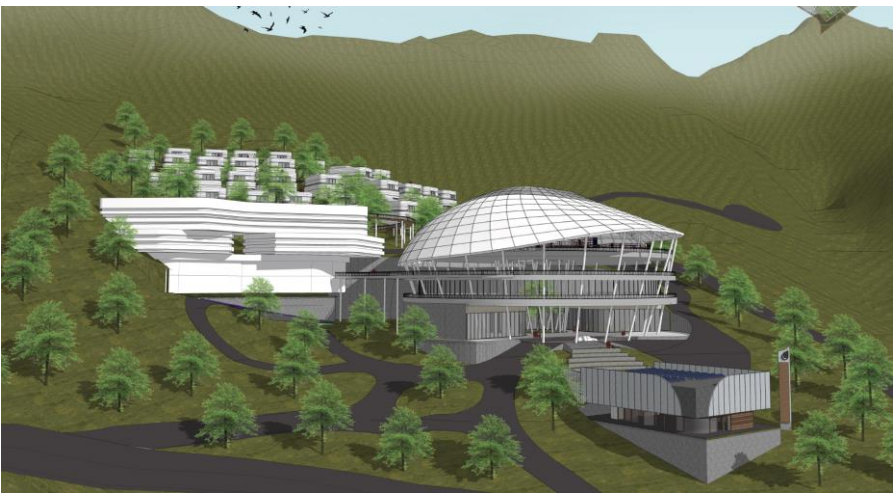
1 AWANTARA

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 September 30, 2026



Trinito 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**.



Trinito 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 September 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**.

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



Kantor Pusat: Brooklyn Premium Office

Jl. Sutera Boulevard Kav 22-26 Alam Sutera

Tangerang Selatan Indonesia 15320

Telp: 021 80821403/02180821333

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