TRINLAND

Sustainability Report Q3 2026

PT Perintis Triniti Properti Tbk



Table of Contents.

2 Embedding Sustainability in Every Step of Development

3 Key Dimensions of Sustainability Performance

5 Realizing the Sustainable Development Goals (SDGs)

6 About TRINLAND

7 What We Do?

9 Breakdown by CSR Pillars

10 CSR Programs

11 CSR Documentations

14 Integrating Environmental Responsibility

15 TRINLAND Resource Utilization Overview

25 What To Do?

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.

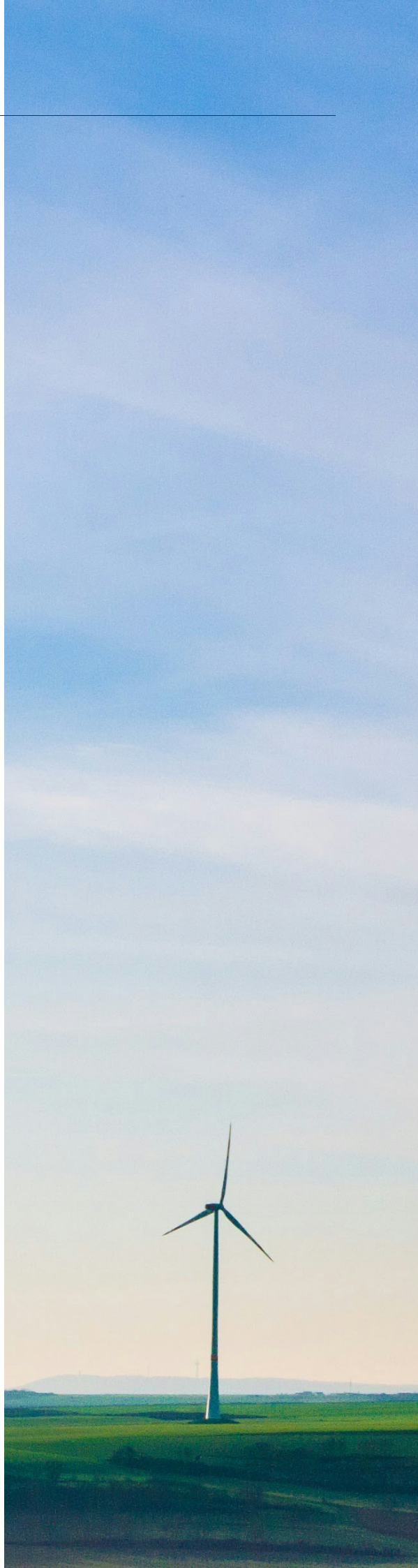
Our developments—such as Sequoia Hills, which allocates 30% of its area to green open spaces; and also Holdwell Business Park, which features 20% green zones are all thoughtfully designed to enhance well-being, preserve natural beauty, and empower local economies. Through this commitment, we strive to 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.



© Trinland





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 Triniti 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 Triniti 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 protecttion, diversity & inclusion, public health, and education.

Until Q3 2026, TRINLAND has successfully implemented 5 of 6 CSR pillars, including community development, disaster management, public and religious facilities, and health. With a total 16 CSR Programs executed, amounting to Rp125.150.032, 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.



© Trinland



Breakdown by CSR Pillars

CSR TRIN LAND
Rp125.150.032

Environmental Sector

Health Sector
Rp3,000,000

1. Blood Donation & Medical Check Up
2. Integrated Health Post Donation

Education Sector
Rp0

1 AI Training

Disaster Management Sector
Rp650,032

1. Sumatera Donation

Public and Religious Facility Sector
Rp100.000.000

1. Isra Miraj Activity Donation
2. Tabligh Akbar Activity
3. Groceries for Idulfitri Donation
4. Iduladha Donation

Community Development Sector
Rp21,500,000

1. Takjil Donation
2. Orphans Donation
3. Independence Day
4. Anniversary of Babakan Madang Village

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
15.	12/8/26	Independence Day	Rp1,500,000	HBP	Tanjung Senang, Bandar Lampung
16.	16/8/26	Independence Day	Rp7,500,000	JO Sentul	Desa Babakan Madang, Desa Hambalang, dan Desa Kadumanggu, Kab. Bogor
17.	20/8/26	Anniversary of Babakan Madang Village	Rp2,000,000	JO Sentul	Desa Babakan Madang, Kab. Bogor
		TOTAL	Rp125,150,032		

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



Independence Day 12/8/26



Independence Day 16/8/26



Anniversary of Babakan Madang Village 20/8/26



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 consistenly 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.

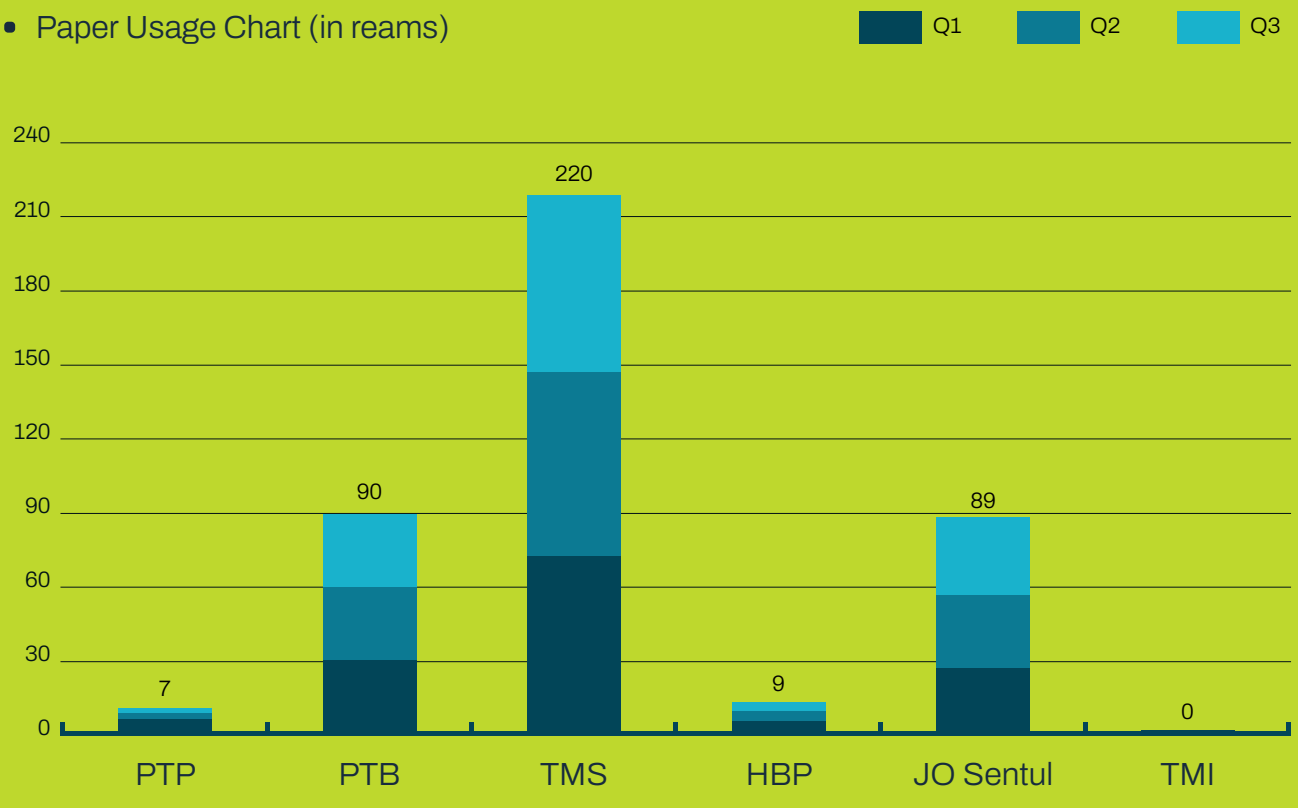
Paper Usage by Project

Total paper consumption across TRINLAND projects reached 415 reams from Q1 to Q3 2026. TMS recorded the highest usage at 220 reams (53% of total consumption), followed by PTB at 90 reams (22%) and JO Sentul at 89 reams (21%). Quarterly usage remained relatively stable, increasing from 135 reams in Q1 to 139 reams in Q2 and 141 reams in Q3.

The slight upward trend was primarily driven by increased consumption at TMS and JO Sentul, while PTB and HBP maintained consistent usage.

PTP recorded a significant decrease in paper consumption, from 4 reams in Q1 to 1 ream in Q3. Meanwhile, TMI reported zero paper usage throughout the period.

- Paper Usage Chart (in reams)







© Trinland

Electricity Usage by Project

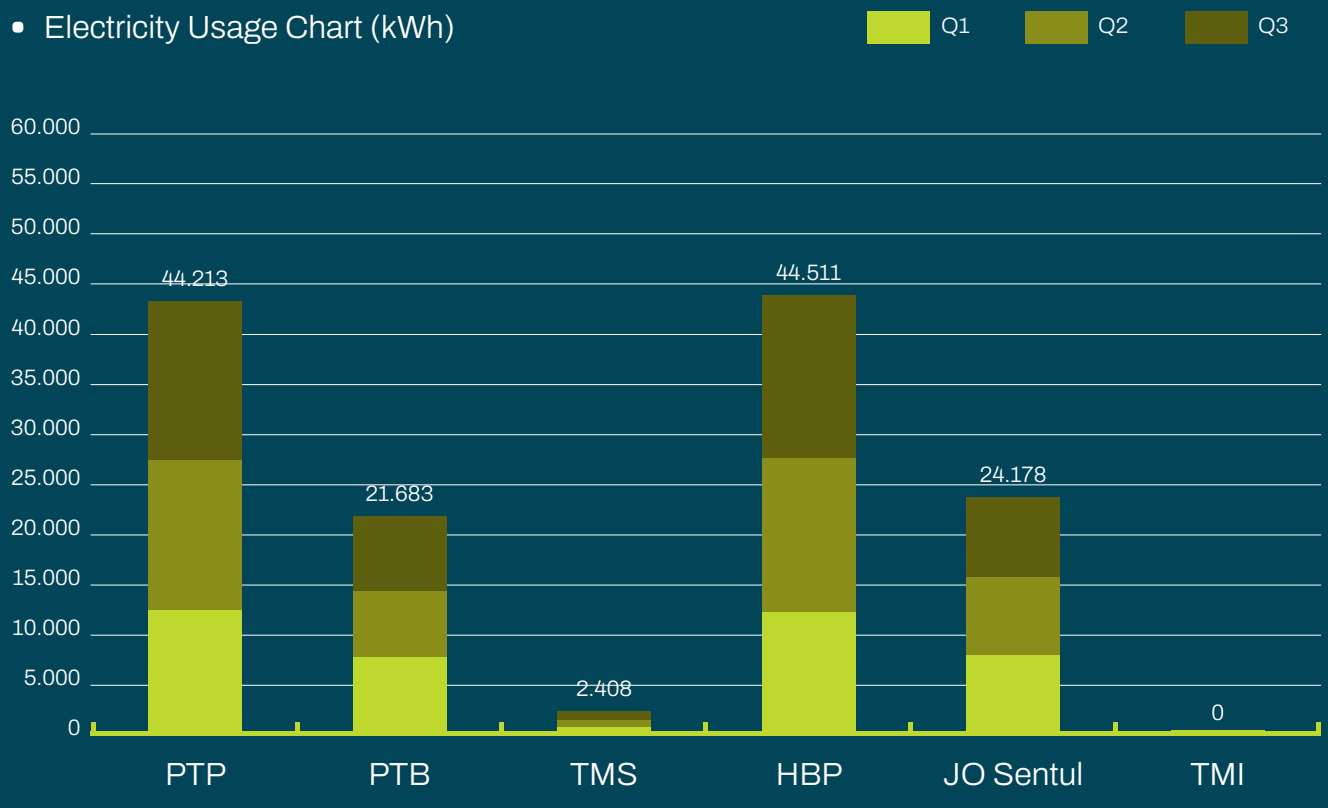
During the observed period from Q1 to Q3 2026, electricity consumption across TRINLAND's project was heavily dominated by two major developments: HBP and PTP. The HBP project recorded the highest overall energy usage with a cumulative total of 44.511 kWh, closely followed by PTP with a total of 44.213 kWh.

Both projects demonstrated a consistent upward trajectory across all three quarters. Specifically, HBP's consumption grew from 12.439 kWh in Q1 to 15.038 kWh in Q2, before reaching a peak of 17.034 kWh in Q3. Similarly, PTP's energy demand climbed steadily from 13.643 kWh in Q1 to 14.513 kWh in Q2, and reached 16.057 kWh in Q3.

In contrast, other projects exhibited either steady baseline operations or temporary fluctuations. The JO Sentul project maintained remarkably consistent power consumption throughout the entire period, recording 8.089 kWh in Q1, 8.005 kWh in Q2, and 8.084 kWh in Q3, resulting in a total of 24.178 kWh. Meanwhile, the PTB project accumulated a total of 21.683 kWh, starting at 7.052 kWh in Q1, peaking at 7.831 kWh in Q2, and subsequently declining to 6.800 kWh in Q3.

On the lower end of the operational scale, TMS maintained minimal electricity usage with 747 kWh in Q1, 898 kWh in Q2, and 763 kWh in Q3, leading to a modest total of 2.408 kWh.

- Electricity Usage Chart (kWh)



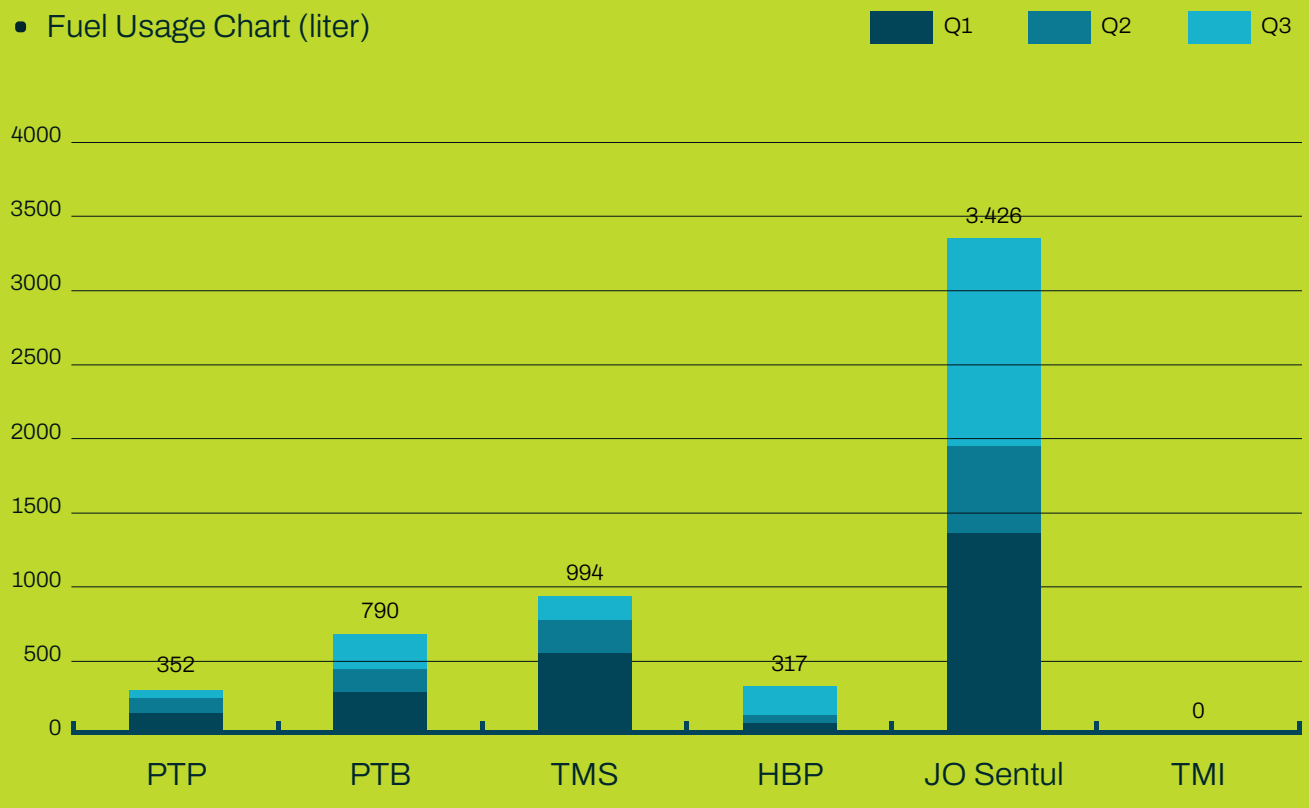
Fuel Usage by Project

Total fuel consumption across TRINLAND projects reached 5.879 liters from Q1 to Q3 2026. JO Sentul recorded the highest consumption at 3.426 liters (approximately 58% of total usage), followed by TMS at 994 liters (17%) and PTB at 790 liters (13%).

Quarterly fuel consumption increased significantly from 1.559 liters in Q1 to 1.937 liters in Q2 and 2.384 liters in Q3. This upward trend was primarily driven by JO Sentul, whose consumption rose consistently from 800 liters in Q1 to 1.498 liters in Q3. PTB also recorded a steady increase, reaching 325 liters in Q3.

Meanwhile, TMS showed a positive downward trend, with fuel consumption decreasing from 504 liters in Q1 to 213,82 liters in Q3. PTP's consumption fluctuated considerably, peaking at 219,37 liters in Q2 before declining to 75,06 liters in Q3. HBP also experienced a sharp increase in Q3, reaching 272 liters compared with 18 liters in Q2. TMI reported zero fuel consumption throughout the period.

- Fuel Usage Chart (liter)





© Trinland



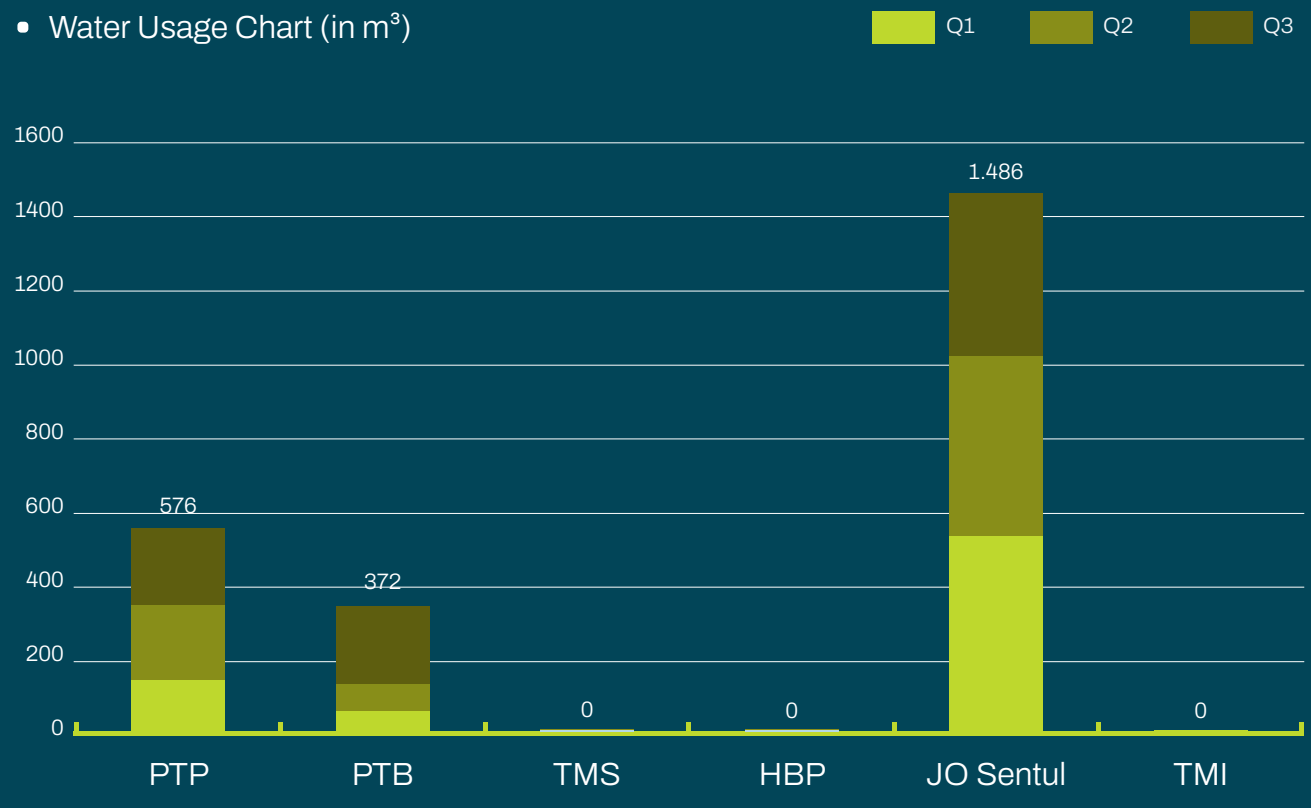
Water Usage by Project

During the observed period from Q1 to Q3 2026, recorded water consumption across TRINLAND's project was led by the JO Sentul project, which emerged as the largest consumer overall. JO Sentul registered a total consumption of 1.486 m^3. Unlike its steady electricity usage pattern, its water consumption followed a gradual downward trend across the quarters—starting at 520 m^3 in Q1, decreasing to 495 m^3 in Q2, and further declining to 471 m^3 in Q3.

In contrast, active utility consumption at PTP and PTB showed consistent upward growth. The PTP project recorded a cumulative total of 576 m^3, rising from 165 m^3 in Q1 to 205 m^3 in Q2, and stabilizing at 206 m^3 in Q3. Meanwhile, PTB experienced a notable surge, starting at 48 m^3 in Q1, jumping to 126 m^3 in Q2, and peaking at 198 m^3 in Q3, resulting in a total of 372 m^3.

TMS and HBP showed 0 m^3 in the tracking table because their water supply is sourced outside the project's direct municipal utility billing—TMS utilizes the apartment's water facility, while HBP relies on groundwater.

- Water Usage Chart (in m^3)



Trash Bag Usage by Project

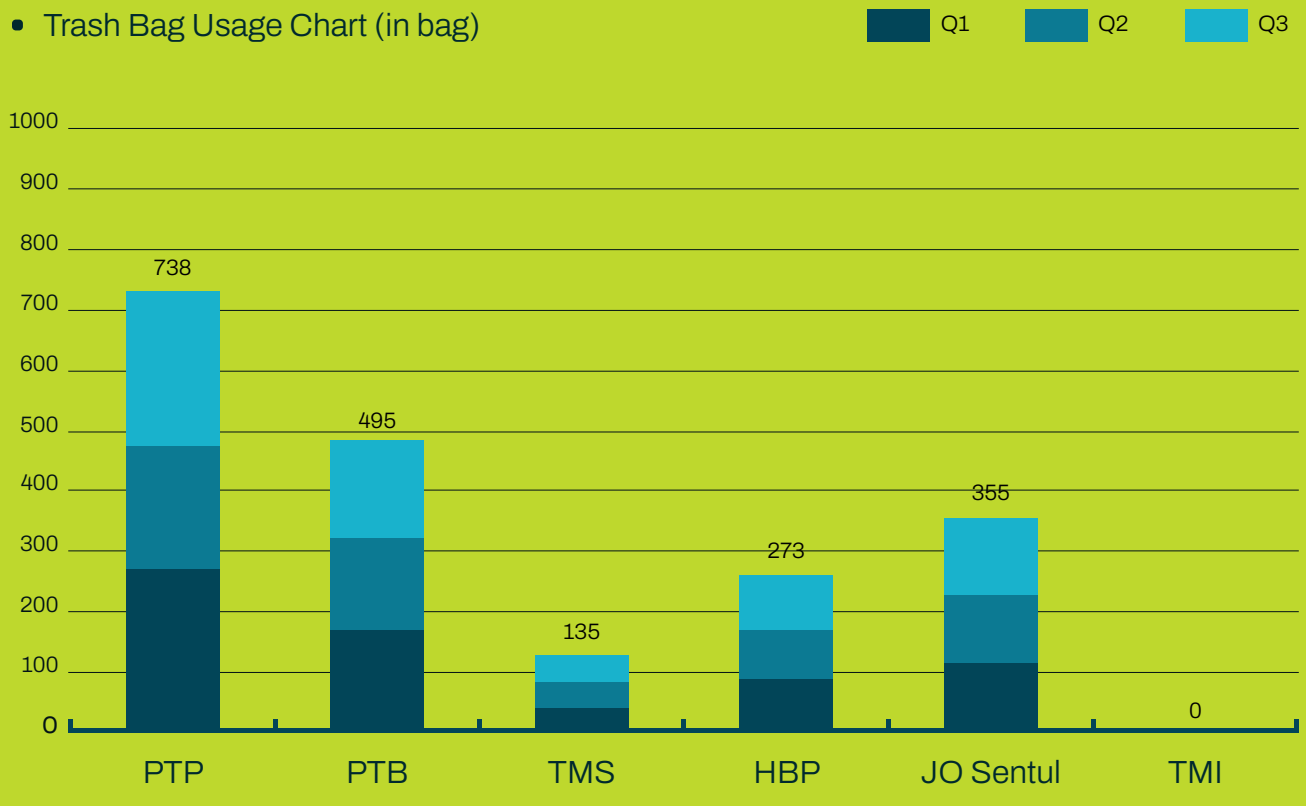
The table shows that trash bag consumption across TRINLAND projects remained relatively stable during the first three quarters, with only minor fluctuations across the periods. PTP recorded the highest total usage at 738 pieces, although consumption fluctuated from 268 pieces in Q1 down to 220 pieces in Q2, before recovering slightly to 250 pieces in Q3, indicating varying levels of operational activity or waste generation management over time.

Meanwhile, PTB and TMS maintained perfectly consistent consumption throughout all three quarters—recording 165 pieces and 45 pieces per quarter respectively—reflecting steady, routine operational activities. HBP experienced a very gradual, marginal increase, rising from 90 pieces in Q1 to 91 pieces in Q2, and reaching 92 pieces in Q3, bringing its total to 273 pieces.

JO Sentul recorded a slight increase in trash bag usage, rising from 115 pieces in Q1 to 120 pieces in Q2, and remaining steady at 120 pieces in Q3, culminating in a total of 355 pieces. This steady demand reflects consistent on-site waste management needs as project operations continued actively.

Finally, TMI recorded zero consumption across all three quarters, indicating that the project had no waste management requirements during this timeframe. Overall, the data indicates that waste management needs remained well controlled and proportional to activity levels across TRINLAND projects.

- Trash Bag Usage Chart (in bag)





© Trinland

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 unplud 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 Trasport!

“ Let’s reduce fuel consumption and protect our environtment. Choose public trasportation whenever possible-it’s efficient, eco-friendly, and helps decrease trsffic congestion.

Together, we can create a cleaner, greener future for everyone!

Disclaimer

This Sustainability Report for Q3 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.

PT Perintis Triniti Properti Tbk

Brooklyn Premium Office Jl. Sutera Boulevard Kav 22-26 Alam Sutera, Tangerang Selatan, Indonesia 15320

Telp: 021 80821403 / 021 80821333
corsec.trin@trinitiland.com