Info Memo

9M 2026

9 November, 2026

Ticker
IDX: TRIN

Market Capitalization
IDR 341,809,334,175
As of November 09, 2026

Issued Shares
4,551,457,789 shares
As of October 31, 2026

Share Price
75
As of November 09, 2026

Hi/Lo 2026
IDR 1,975
IDR 74
As of November 09, 2026

Shareholder Composition
As of October 32, 2026

PT Kunci Daud Indonesia: 34.56%

PT Intan Investama Internasional: 26.46%

PT Panca Muara Jaya 5.80%

Public: 33.18%

Investor Relations
PT Perintis Triniti Properti (Tbk)

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Nine Months Results 2026 (Unaudited)

Highlights

- **In 9M26, Triniti Land achieved IDR 433.90 billion in Marketing Revenue**. Several of the Company's key projects continued to record stable sales performance during the period, supported by sustained market demand and effective execution of marketing strategies.
- **Collins Boulevard is also introducing Padel by the Pool, which will be the first facility of its kind in Serpong**. This new addition reflects Collins' vision to deliver modern, dynamic amenities that elevate both lifestyle and value for residents and visitors.
- **Booked Revenue reached IDR 39.13 billion in 9M26**. While Collins Boulevard Tower I remained the dominant contributor—being the only project consistently undergoing unit handovers since 9M22
- **The Company's other projects are still under development,** currently Sequoia Hills begin to start the hand over gradually for its first cluster, the Leroy, meanwhile Marc's Boulevard expected to begin the handover around the end of 2025, which is expected to contribute future revenue recognition. The Company is only able to record a fraction of its Marketing Revenue to its Booked Revenue due to PSAK 72 which states that handover must first be carried out before revenue can be recorded.
- **The company is currently developing various projects such as Collins Boulevard Tower II, Marc's Boulevard, Sequoia Hills, Holdwell Business Park, and TanaMori**.

Financial Summary

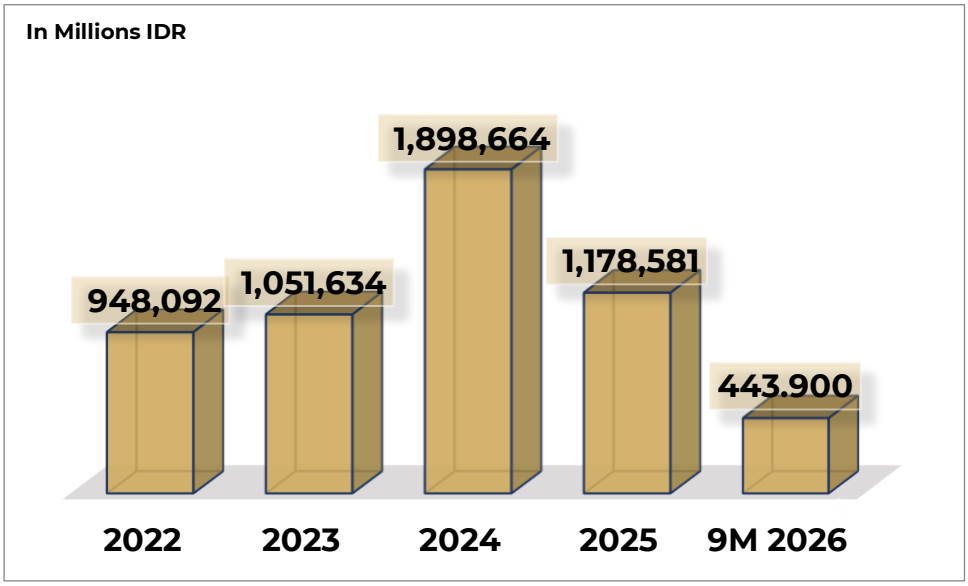
in millions IDR	9M 2025	9M 2026	%
Revenue	181.607	39.136	-78,5%
Cost of Revenue	(138.844)	(23.543)	83,0%
Gross Profit	42.763	15.593	-63,5%
Operating Profit	(5.920)	(20.754)	-250,6%
Profit Before Tax	35.479	(9.177)	-125,9%
Net Profit	31.096	(9.177)	-129,5%
Net Profit Attributable to Owners of Parent Entity	28.483	(5.494)	-119,3%

in millions IDR	FY 2025	9M 2026	%
Assets			
Current Assets	1.178.044	1.240.567	5,3%
Non-current Assets	914.414	909.626	-0,5%
Total Assets	**2.092.458**	**2.150.193**	**2,8%**
Liabilities			
Current Liabilities	1.240.940	1.188.636	-4,2%
Non-current Liabilities	356.307	422.314	18,5%
Total Liabilities	**1.597.247**	**1.610.950**	**0,9%**
Equity	495.211	539.243	8,9%
Total Liabilities & Equities	**2.092.458**	**2.150.193**	**2,8%**

Info Memo

9M 2026

Marketing Revenue



Triniti Land recorded a strong upward trajectory in Marketing Revenue over the 2022–2024 period, increasing from IDR 948.09 billion in 2022 to IDR 1.05 trillion in 2023, before reaching a peak of IDR 1.89 trillion in 2024. This significant growth reflects the Company's successful project execution, stronger market demand, and continued progress across key developments.

In 2025, Marketing Revenue amounted to IDR 1.17 trillion. Although lower compared to the exceptionally high achievement in 2024, the result still demonstrates the Company's ability to maintain solid sales performance amid evolving market conditions and project completion cycles. Meanwhile, in 9M 2026, the Company recorded Marketing Revenue of IDR 433.90 billion, providing an initial foundation for revenue generation in the current year.

The Company's performance continues to be supported by its flagship projects, particularly Collins Boulevard and Marc's Boulevard, which are progressing toward completion and handover phases. Collins Boulevard also continues to strengthen its market positioning through the introduction of lifestyle-oriented facilities and amenities designed to enhance long-term value for residents and visitors.

Going forward, Triniti Land remains committed to expanding into promising segments, including landed houses and modern business parks, while continuing to develop sustainable and diversified projects. Through disciplined execution, product innovation, and alignment with evolving consumer preferences, the Company aims to sustain long-term growth and strengthen its overall financial performance in the coming years.

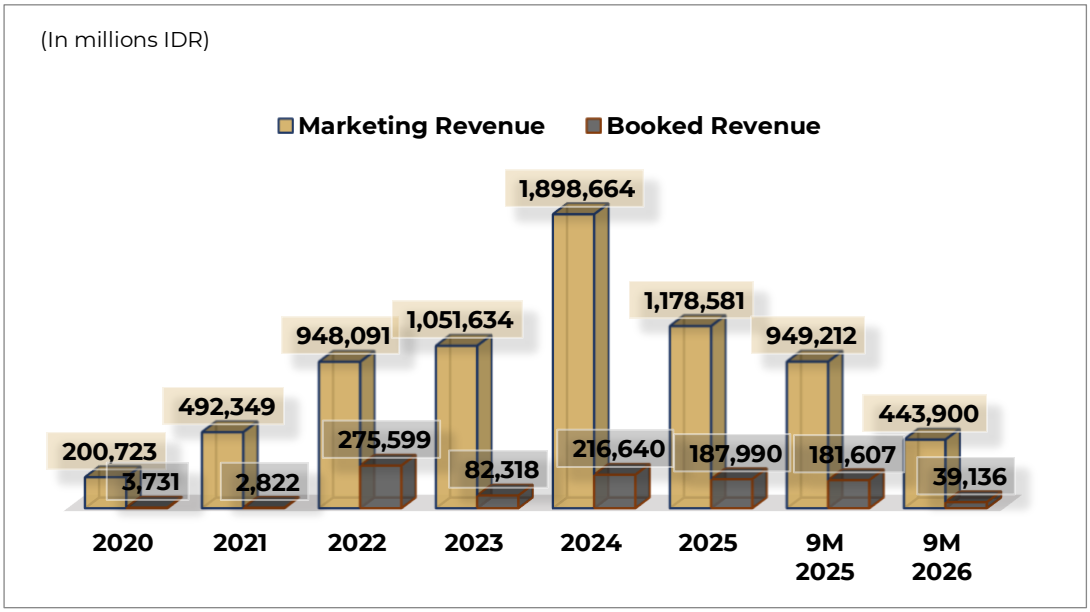
Info Memo

9M 2026

Consolidated Statements of Profit or Loss and Other Comprehensive Income

in millions IDR	9M 2025	9M 2026	%
Revenue	181.607	39.136	-78,5%
Cost of Revenue	(138.844)	(23.543)	83,0%
Gross Profit	42.763	15.593	-63,5%
Operating Profit	(5.920)	(20.754)	-250,6%
Profit Before Tax	35.479	(9.177)	-125,9%
Net Profit	31.096	(9.177)	-129,5%
Net Profit Attributable to Owners of Parent Entity	28.483	(5.494)	-119,3%

Booked Revenue



The Company recorded consistent growth in Marketing Revenue over the 2020–2024 period, increasing from IDR 200.72 billion in 2020 to IDR 1.89 trillion in 2024, reflecting improving sales performance and continued progress across the Company's key development projects. In 2025, Marketing Revenue amounted to IDR 1.17 trillion, while 9M 2026 recorded IDR 443.90 billion.

In contrast, Booked Revenue showed a more moderate trend, reaching IDR 216.64 billion in 2024 before declining to IDR 187.99 billion in 2025 and IDR 39.13 billion in 9M 2026. The disparity between Marketing Revenue and Booked Revenue is primarily attributable to the implementation of PSAK 72, under which revenue can only be recognized once units have been officially handed over to customers. As a result, a significant portion of sales

generated by the Company has not yet been recognized in the financial statements due to ongoing construction and pending handovers.

Prior to the adoption of PSAK 72, the Company recognized revenue using the percentage of completion method in accordance with PSAK 44, allowing revenue recognition based on construction progress. The transition to PSAK 72 has therefore created a timing difference between sales achievement and accounting revenue recognition, particularly for projects that remain under development.

Currently, most of the Company's Booked Revenue contribution originates from Collins Boulevard Tower I, which continues its unit handover process. Meanwhile, several strategic projects, including Collins Boulevard Tower II, Marc's Boulevard, Holdwell Business Park, Sequoia Hills, and Tanamori, are still in various stages of development and construction. As these projects gradually progress toward completion and handover phases, the Company expects Booked Revenue to increase progressively over the coming years.

In addition, the Company anticipates recurring income contributions from commercial and lifestyle components within its developments, including retail and lifestyle facilities integrated into mixed-use projects. Through continued project execution, portfolio diversification, and disciplined development strategies, the Company remains confident in strengthening its long-term revenue sustainability and operational performance.

Consolidated Statements of Financial Position

in millions IDR	FY 2025	9M 2026	%
Assets			
Current Assets	1.178.044	1.240.567	5,3%
Non-current Assets	914.414	909.626	-0,5%
Total Assets	**2.092.458**	**2.150.193**	**2,8%**
Liabilities			
Current Liabilities	1.240.940	1.188.636	-4,2%
Non-current Liabilities	356.307	422.314	18,5%
Total Liabilities	**1.597.247**	**1.610.950**	**0,9%**
Equity	495.211	539.243	8,9%
Total Liabilities & Equities	**2.092.458**	**2.150.193**	**2,8%**

As of September 30, 2026, the Company recorded Total Assets of IDR 2.15 trillion, representing a slight increase of 2.8% compared to IDR 2.09 trillion as of December 31, 2025. The increase was primarily driven by higher Current Assets, which rose by 5.3% to IDR 1.24 trillion, reflecting the Company's ongoing operational activities and working capital management. Meanwhile, Non-current Assets remained relatively stable at IDR 909.62 billion.

Info Memo

9M 2026

On the liabilities side, Total Liabilities increased marginally by 0.9% from IDR 1.59 trillion at the end of FY2025 to IDR 1.61 trillion in 9M 2026. Current Liabilities decreased by 4.2% to IDR 1.18 trillion, indicating gradual settlement and management of short-term obligations. At the same time, Non-current Liabilities increased by 18.5% to IDR 422.31 billion, mainly reflecting the Company's continued utilization of long-term funding facilities to support project development and maintain operational flexibility.

The Company's Total Equity strengthened by 8.9%, increasing from IDR 495.21 billion as of December 31, 2025 to IDR 539.24 billion in 9M 2026. The improvement in equity was mainly attributable to the Company's positive profitability performance during the period, which contributed to retained earnings growth and strengthened the overall capital structure.

Overall, the Company continues to maintain a stable financial position supported by prudent liability management, disciplined capital allocation, and ongoing project execution. The balanced funding structure between short-term and long-term liabilities is expected to provide sufficient flexibility to support the Company's operational needs and future development pipeline.

Info Memo

9M 2026

Project Update of Upcoming Projects

In 2026 the Company is focusing on four projects:

1. **Collins Boulevard Tower II:** 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".
2. **Marc's Boulevard:** a 23-hectare superblock in Batam Center which consists 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.
3. **Sequoia Hills**: a landed house residential area which carries the concept of "A Breathing City" with a beautiful environment equipped with modern city-scale facilities to support the daily lives of residents in the Sentul area
4. **Holdwell Business Park:** located in Lampung and expected to become the largest business and commercial center in Lampung City
5. **TanaMori:** a world-class tourism area in Labuan Bajo, East Nusa Tenggara, with the concept of "World-Class Digital Sustainable Tourism Destination" which is located next to the Komodo National Park

Collins Boulevard Tower II

Development Progress As of September 30, 2026





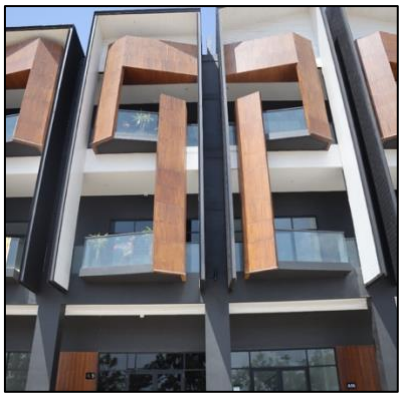
Building Structure Reinforcement & Installation of Excavation Slope Reinforcement (Tower II)

Marc's Boulevard

Development Progress As of September 30, 2026



Construction Glenn The Hive (Landed House)



Construction of Shophouses



Construction of Condovilla

Info Memo

9M 2026

Sequoia Hills

Current Situation As of September 30, 2026



Living Gallery Sequoia Hills



Show House Cluster II: Earthville



Show House Cluster III: The Mono

Development Progress As of September 30, 2026



Mass Production Cluster I: The Leroy



Mass Production Cluster II: Earthville



Construction Club House Cluster I: The Leroy

Holdwell Business Park

Current Situation As of September 30, 2026





Business Lounge Holdwell Business Park

Info Memo

9M 2026

Development Progress As of September 30, 2026



Infrastructure Phase I





Construction for Storage House Phase 1

TanaMori

Current Situation As of September 30, 2026





Infrastructure





Golo Mori Convention Center (GMCC) by ITDC

Info Memo

9M 2026




Beach Club




Jetty

Disclaimer

This document contains certain financial information and results of operation, and may also contains projections, plans, strategies, and objectives of Triniti Land that are not statements of historical fact which would be treated as forward-looking statements within the meaning of applicable law. Forward looking statements are subject to risk and uncertainties that could cause actual events or future results to be materially different than expected or indicated by such statements. No assurance can be given that the results anticipated by Triniti Land, or indicated by any such forward looking statements, will be achieved.

The financial information provided herein is based on Triniti Land consolidated financial statements in accordance with Indonesian Financial Accounting Standards.

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