



TRINITI DINAMIK



# PT TRINITI DINAMIK TBK

MEMBER OF  TRINITILAND

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COMPANY PROFILE

PUBLISHED MAY 2025

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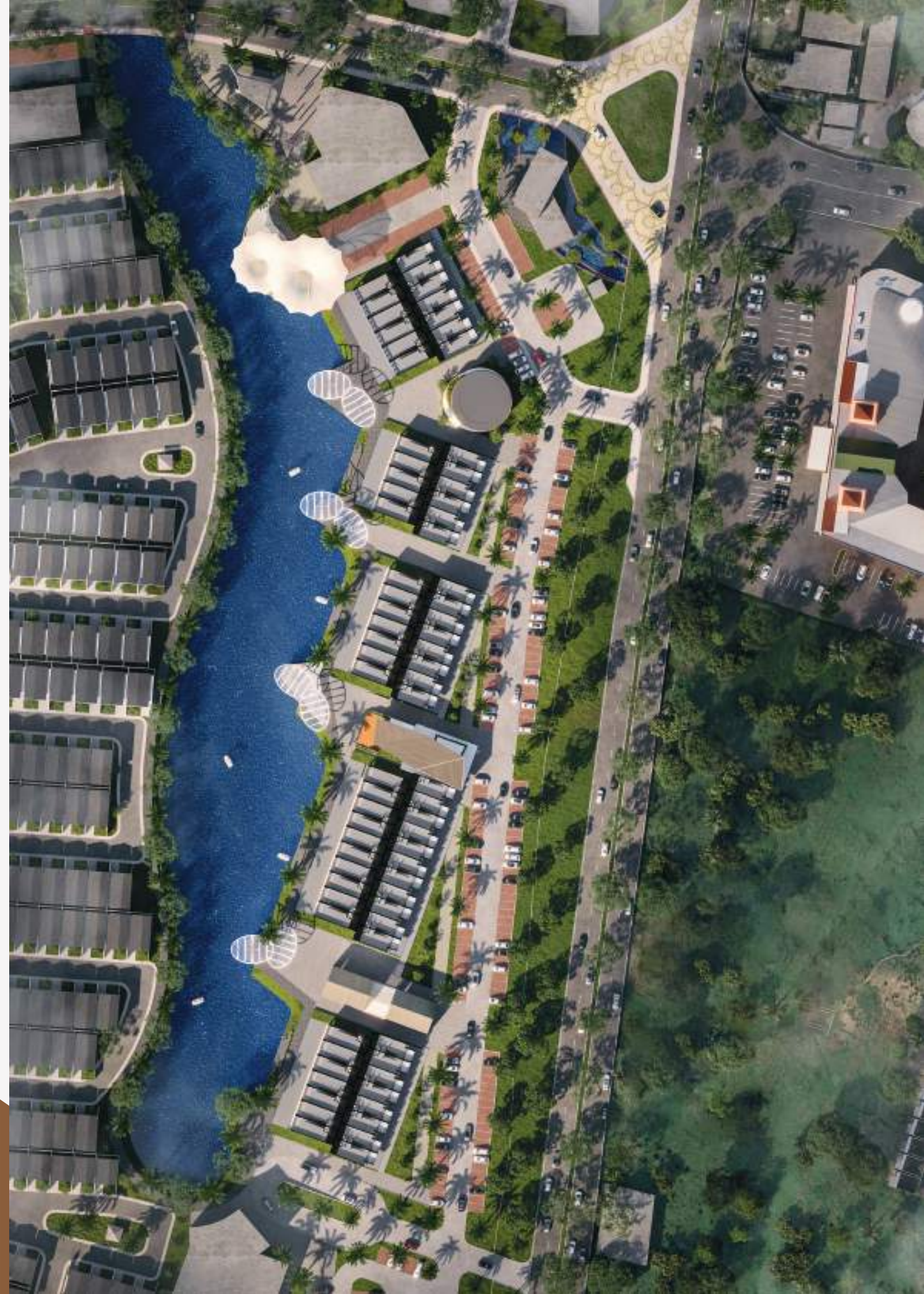


# ABOUT US

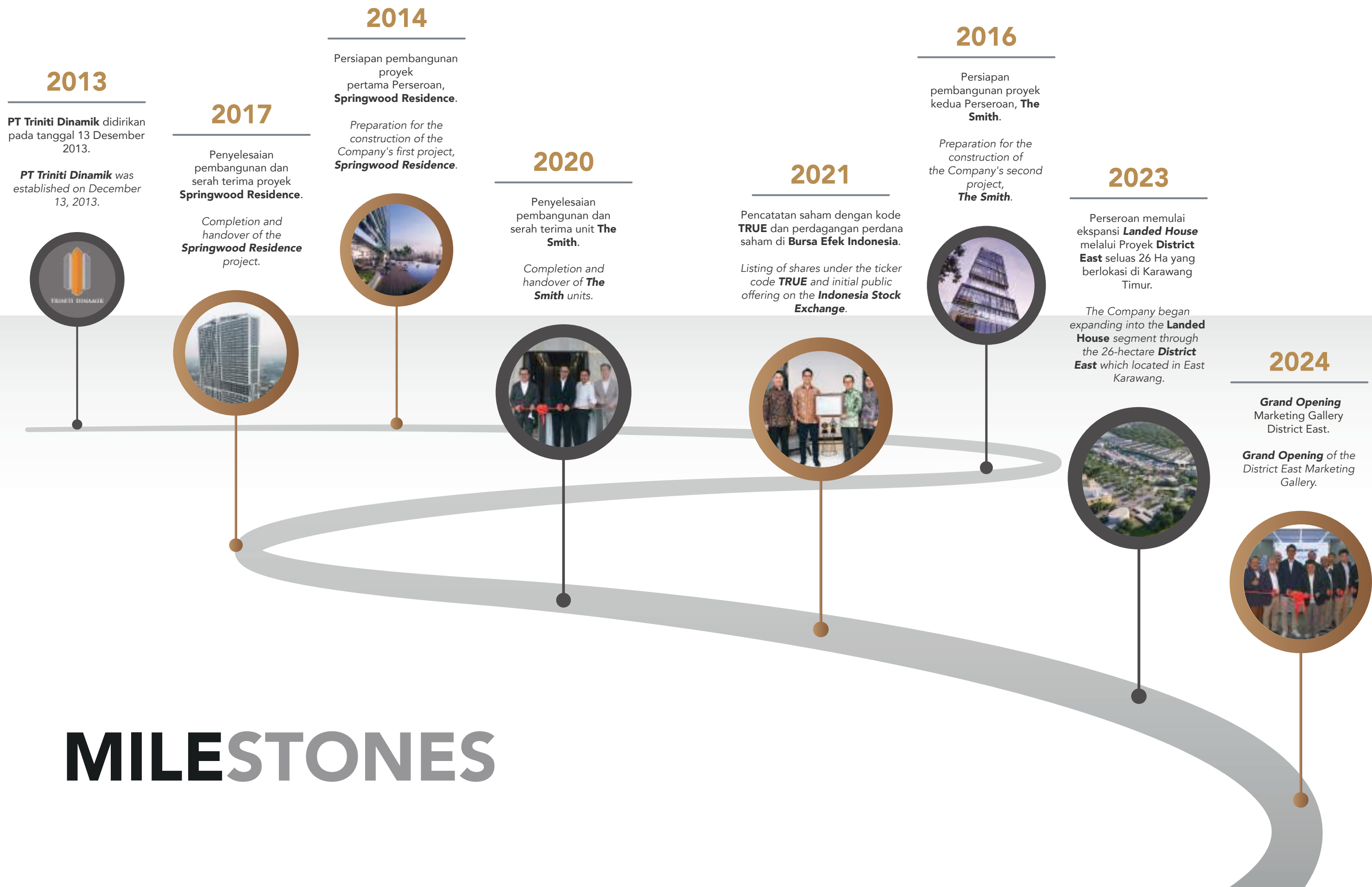
**PT Triniti Dinamik Tbk** is a real estate and property developer company in Indonesia. Since the establishment in 2014, two major projects are Springwood Residence with 1,400 units and The Smith that consists of Office, SOHO, and Residential with 652 units. After successfully building two High Rise Building projects, the Company is currently developing landed houses that are integrated with the area, namely the District East project located in East Karawang with a land area of around 26 Ha.

One of the strengths of Triniti Dinamik is the fast speed selling capability. Springwood Residence was able to be sold out in less than 6 (six) months. As for The Smith's sales, until the end of 2023 has reached 85%. PT Triniti Dinamik Tbk is part of PT Perintis Triniti Properti Tbk who also developed projects in Alam Sutera including: Brooklyn, Yukata Suites, and Collins Boulevard, with the total project value amounted to nearly US\$1 billion.

The Company is supported by professional Management who is able to provide high quality premium and high-class project. With the certification of ISO 9001, proper quality system and corporate good governance have been implemented strictly. Therefore, the majority of customers remain satisfied with what has been delivered by the Company through its projects.



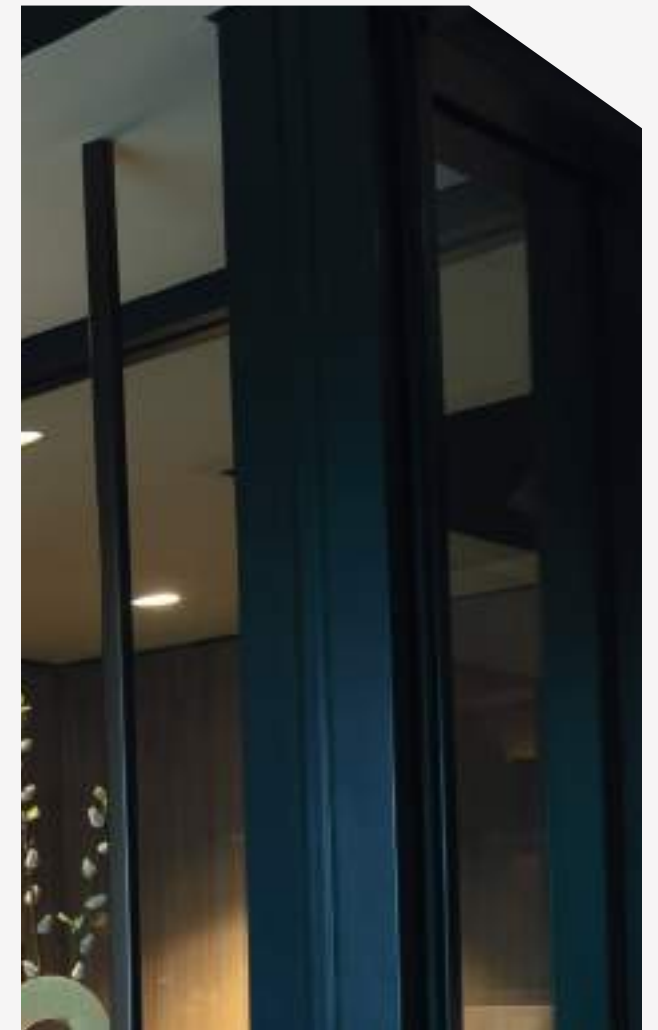




# MILESTONES

# OUR MISSION

"To be one of the best property developers in Indonesia."



## VISION

- Maximize customers' satisfaction.
- Boost company's values (tangible and intangible assets).
- Create synergy within all departments to gain highest productivity.
- Continuously improve human resources by recruiting, training, developing and maintaining qualified professionals.
- Bring positive impacts to society.



# CORE VALUES

The Company determines the corporate values of "TRUE SPIRIT":

Sustainable

Trustworthy

Prudence

Responsibility

Integrity

Unity

Respect

Excellent

Innovative

Teamwork



## BOARD OF COMMISSIONERS



**Heriyanto**  
President Commissioner



**Kevin Jong**  
Commissioner



**Johanes L.  
Andayaprana**  
Commissioner



**Dr. Ir. Erman Suparno**  
M.B.A., M.Si.  
Independent Commissioner



**Danny Sutradewa**  
Independent Commissioner

## BOARD OF DIRECTORS



**Dr. Yohanes Eddy Christianto,**  
S.E., AK., M.B.A.  
President Director



**Septian Starlin**  
Director

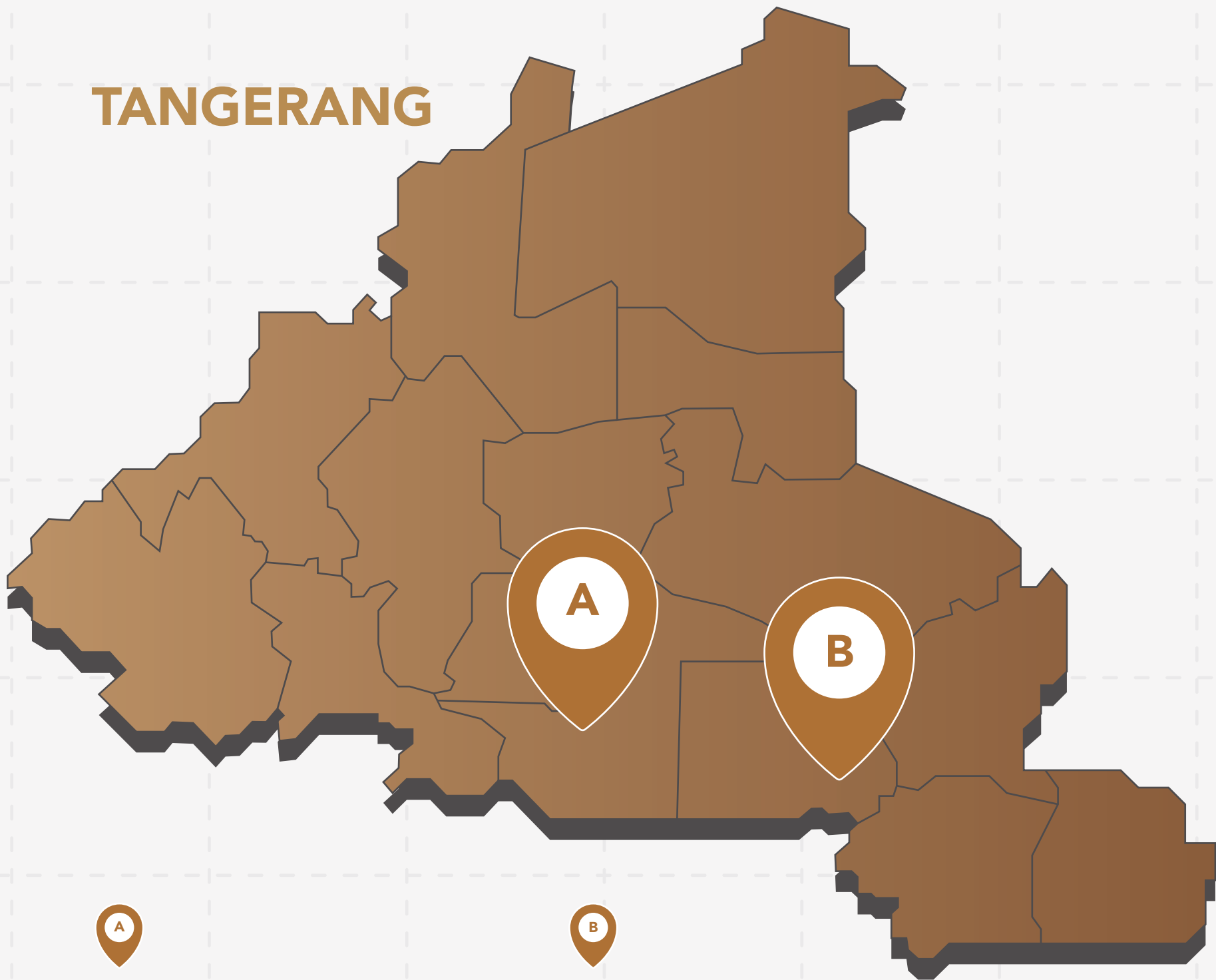


**Chandra**  
Director



# BUSINESS AREA MAP

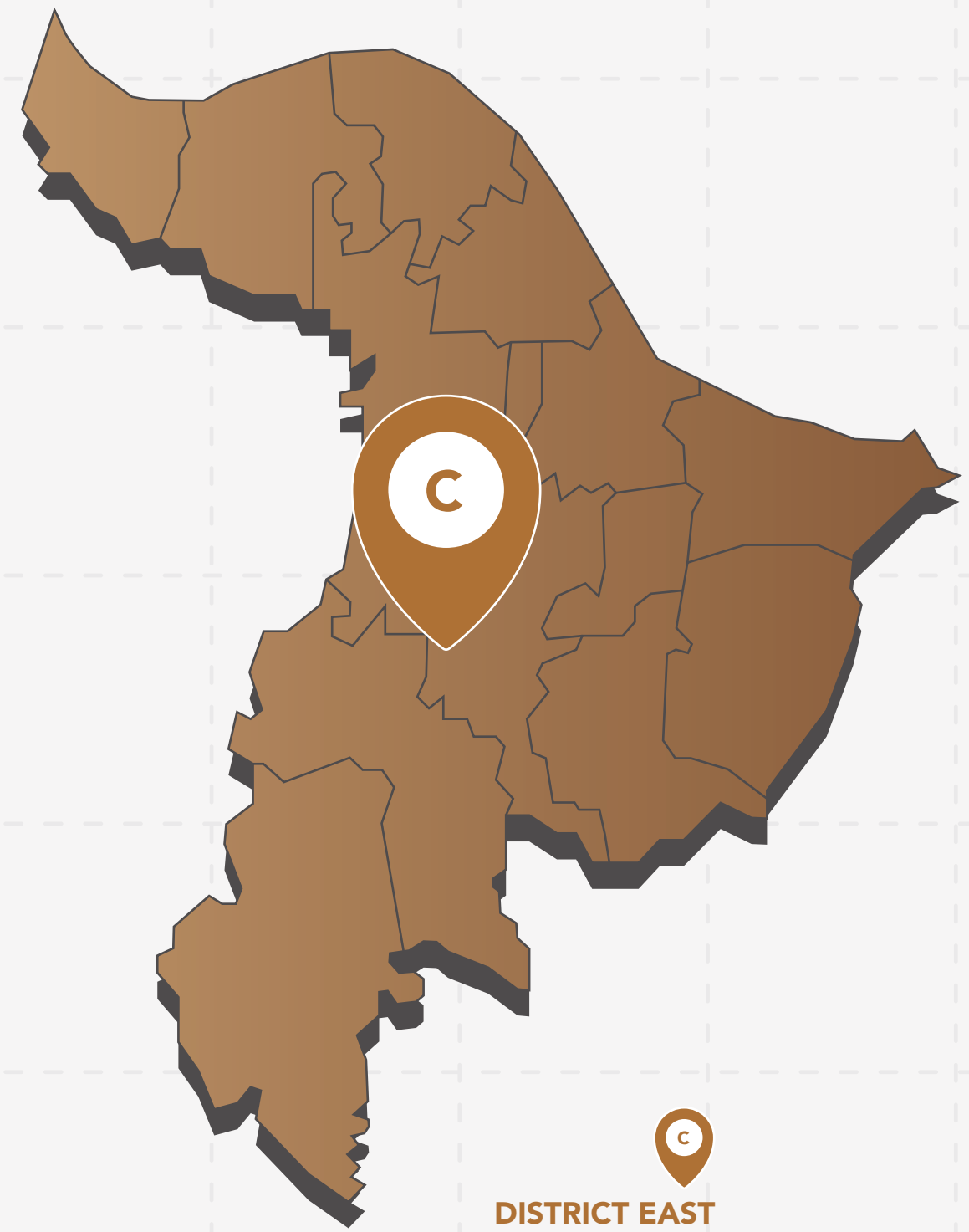
TANGERANG



**SPRINGWOOD RESIDENCE**  
Jl. MH Thamrin, Panunggangan Utara,  
Pinang, Tangerang

**THE SMITH**  
Jl. Jalur Sutera Timur,  
Tangerang

KARAWANG



**DISTRICT EAST**  
Kondangjaya, East Karawang



An aerial photograph of a tall, modern building with a unique facade of vertical white slats. The building is situated in an urban environment, with a road and other buildings visible in the foreground and background. The sky is clear and blue.

# COMPLETED PROJECTS





**Springwood Residence** is an apartment built in Tangerang City. Springwood Apartments provide premium quality apartment housing at affordable prices. This apartment has a very strategic location with easy access to the Tangerang and Alam Sutera Toll Gate and is strategically located close to the malls and education centers.

Access to **Springwood Residence** only takes about 2 minutes to reach the Tangerang Serpong toll gate exit. In addition, Springwood Residence also has a location close to the Alam Sutera area as the city center which has various facilities and is very close to the Binus University which is about 1.3 km from Springwood Residence.

|                    |   |
|--------------------|---|
| Project Name       | : Springwood Residence                                  |
| Location           | : Jl. MH Thamrin, Panunggangan Utara, Pinang, Tangerang |
| Concept            | : Apartment   |
| Unit               | : 1400 Unit   |
| Area               | : 6500 m2   |
| Year of Completion | : 2019  |
| Project Value      | : IDR 900 Billion                                       |







01



02



03



04





**The Smith** is a mixed-use building that consists of apartments, offices, and the concept of residential offices, namely SOHO (small office home office) in Alam Sutera. SOHO is a new type of unit offered by the Company, where buyers can use SOHO units for residences, offices and warehouses. In order to support the concept of 3.0 Home & Start up Company offered by The Smith project, The Smith has 3 basic concepts, namely Professional, Status, and Community which can support apartment owners, offices, and SOHO.

|                    |   |
|--------------------|---|
| Project Name       | : The Smith   |
| Location           | : Jl. Jalur Sutera Timur, Tangerang                 |
| Concept            | : Mixed Use Development (Apartments, Offices, SOHO) |
| Unit               | : 652 Unit (440 Apartment, 100 SOHO, 112 Office)    |
| Area               | : 4000 m2   |
| Year of Completion | : 2021  |
| Project Value      | : IDR 1 Trillion                                    |







01



02



03



04



# ON-GOING PROJECT







# DISTRICT EAST

Inspired by Singapore’s iconic architecture, **District East** is the Company’s mixed-use project (Business Center, Lake View Residences, Food Promenade, Hotel, Club House) which has a harmonious combination of luxury residences and a developing commercial area on the lakeshore. Developed on 26 hectares of land together with PT Perkasa Internusa Mandiri (Alfa Land Group), **District East** offers comfort, happiness, and superior quality of life in one dynamic area.

The **District East** project has a very strategic location in East Karawang, very close to the East Karawang toll gate which only takes about 7 minutes from **District East**. Apart from that, District East has very close access to shopping centers, schools, recreation areas, and hospitals such as Villagio Mall Summarecon, Pelita Bangsa University, Transmart, Al Azhar Galuh Mas School Karawang, Hermina Hospital, and Wonderland Adventure Waterpark.

|               |  |
|---------------|--|
| Project Name  | : District East  |
| Location      | : Kondangjaya, East Karawang   |
| Concept       | : Mixed Use Development (Business Center, Lake View Residences, Food Promenade, Hotel, Club House) |
| Unit          | : 652 Unit (440 Apartment, 100 SOHO, 112 Office)   |
| Area          | : 26 Hectares  |
| Project Value | : IDR 1,7 Trillion   |





01 | BIRD EYE VIEW DISTRICT EAST

02 | SITE PLAN SHOP HOUSE DISTRICT EAST

03 | CLARKE QUAY WITH LAKE VIEW

04 | MAIN BOULEVARD DISRICT EAST



01



02



03



04





# EASTWOOD

Presenting a modern Singaporean lifestyle, Eastwood blends urban luxury with the charm of Eastern culture to create a life that is not only superior but also depicts harmony. Soak up the natural beauty of the lake that offers peace and tranquility of the heart. Explore the beauty of the stunning premium shopping mall Sumarecon Villaggio, just a step away from your residence.



01 | VIP PREMIER GATHERING – INAUGURATION EVENT OF THE DISTRICT EAST MARKETING GALERY

02 | MARKETING GALLERY DISTRICT EAST

03 | MARKETING GALLERY DISTRICT EAST



01



02



03

**Triniti Dinamik** officially opened a Marketing Gallery for District East, the Company's latest project in Kondangjaya, East Karawang on August 18, 2024. The inauguration was attended by management from Triniti Dinamik as well as Alfa Land. Attendees among others were Mr. Heriyanto, Mr. Dr. Ir. Erman Suparno, MBA., MSi., Mr. Dr. Yohanes Eddy Christianto, SE., Ak.,MBA., Mr. Chandra, Mr. Hanto Djoko Susanto, Mr. Johanes L Andayaprana, Mr. Harris F Aison, Mr. Danny Sutradewa and Mr. Kevin Jong.



# AWARDS



## 2023

Award For Contributing Tax Revenue in 2022 (Directorate General of Taxes, Ministry of Finance)

## 2021

TOP GRC Award (4 stars) by Top Business

### THE SMITH

CNBC Indonesia Award (The Most Adaptive Project 2021) by CNBC Indonesia

IDX Channel Anugerah Inovasi Indonesia Awards (Promising Newcomer 2021) by IDX Channel

### SPRINGWOOD RESIDENCE

Silver Winner Awards 2021 (Residential Mid Rise) by FIABCI Indonesia-REI Excellence

## 2020

TOP GRC Award (3 stars) by Top Business

## 2019

### THE SMITH

Asia Property Awards (Best High-End Condo Development) by Property Guru

### SPRINGWOOD RESIDENCE

Asia Property Awards (Best Mid Condo Development) by Property Guru

Asia Property Awards (Best Interior Design) by Property Guru





**PARTNERS**



## MAIN CONTRACTORS



## CONSULTANT



## BANK



## OTHERS



HEAD OFFICE







TRINITI DINAMIK

Any questions or requests for information should only be addressed to the contacts listed below.

PT Trinititi Dinamik Tbk

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