



TRUE
LAND

2025

SUSTAINABILITY REPORT



PT TRINITI DINAMIK TBK

MEMBER OF  **TRINLAND**

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Glossary

A glossary is a list of terms and their definitions

SW : Springwood Residence

TS : The Smith

DE : District East



Building a Sustainable Future

In this era of rapid change, **Triniti Dinamik** is committed to creating sustainable spaces and communities by placing sustainability at the core of every project. We recognize that this responsibility goes beyond meeting environmental standards—it's about designing a better future for the next generation.

This report reflects our efforts to reduce our environmental footprint through energy-efficient buildings, the use of eco-friendly materials, and the prioritization of green spaces. We also adhere to **Environmental, Social, and Governance (ESG)** principles and comply with **POJK 51** regulations from **Otoritas Jasa Keuangan (OJK)** regarding sustainable finance.

Despite the challenges ahead, we remain optimistic about fostering greener, more inclusive communities, ensuring that our growth aligns with the long-term well-being of both the environment and society.



Understanding Sustainability Report and POJK 51 Compliance

Understanding the impact of our business operations on the environment is a crucial step toward driving meaningful change. This report reflects how sustainability has become a central element of our long-term strategy, serving not only as an obligation but also as a moral responsibility guiding our decisions.

For us, sustainability is a principle that fosters innovation and efficiency while considering social well-being. We are committed to integrating these values into every aspect of our operations, ensuring lasting benefits for future generations.

Our compliance with POJK 51 demonstrates our dedication to sustainable finance practices, which not only meet regulatory standards but also create long-term value for both the environment and society.



Incorporating Sustainable Development Goals (SDGs)



To enhance our commitment to a sustainable future, we have adopted the United Nations' Sustainable Development Goals (SDGs) within our strategic framework. These global objectives serve as a guide to address some of the most pressing issues of our time. In this report, we will outline our contributions to achieving specific SDGs, demonstrating our alignment with the global agenda for a more just, equitable, and sustainable world.

Company at Brief



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 1400 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.

What We Do?

At Trinita Dinamik, we are committed to implementing a comprehensive approach to sustainability that encompasses several key aspects:

a. CSR Impact

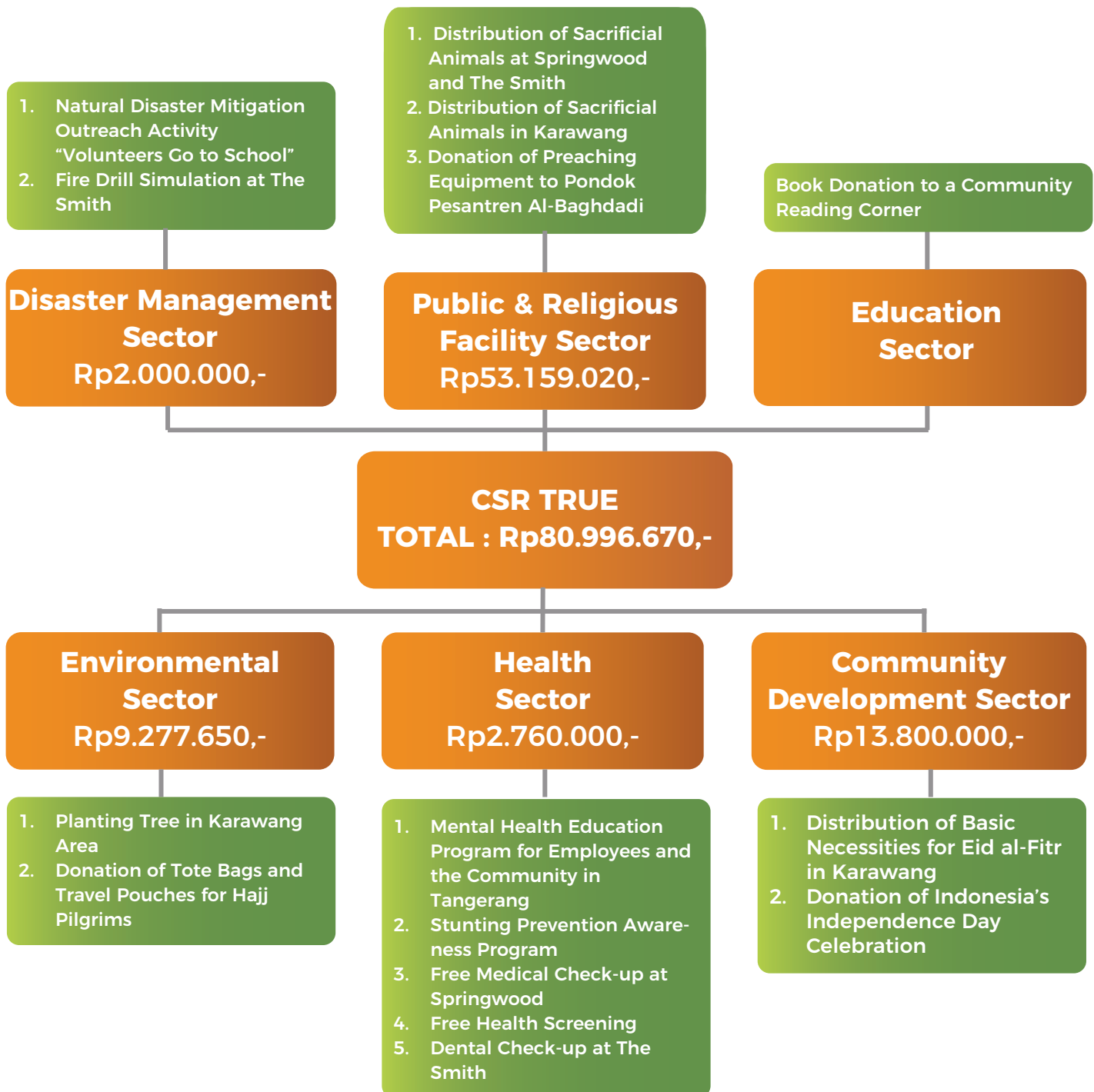
We believe that the business sector has a significant impact on society and the environment, making our commitment to Corporate Social Responsibility (CSR) essential. Trinita Dinamik has implemented all six CSR pillars with a total value of IDR80,996,670. We have taken strategic steps to create a positive impact across various areas, including social welfare, environmental conservation, diversity and inclusion, public health, and education. In this report, we will highlight various initiatives and partnerships that demonstrate our commitment to these important issues.

b. ESG Efforts

Our focus on Environmental, Social, and Governance (ESG) aspects is central to our sustainability journey. We recognize the importance of responsible resource management and have implemented significant measures to reduce our ecological footprint. Our initiatives include the efficient use of paper, with a total consumption of 187 reams in 2025, along with the consumption of 8.548 liters of fuel and 119.335 kWh of electricity during the same period. These efforts are supported by rigorous waste management practices to further minimize our environmental impact.



Breakdown by CSR Pillars 2025



CSR Programs

| No | Date | Activity | Cost | Category | Executor | Activity Place |
|----|------------------|---|-----------------|---------------------------------|---------------|---|
| 1 | 06 February 2025 | Planting of Trembesi Tree Seedlings | Rp1,718,500.00 | Environment | District East | District East, Karawang |
| 2 | 20 March 2025 | Distribution of Basic Food Packages in Celebration of Eid al-Fitr 1446 H | Rp12,800,000.00 | Community Development | District East | Kondangjaya Village Office, Karawang Timur |
| 3 | 17 April 2025 | Mental Health Education Program for Employees and the Community | Rp1,260,000.00 | Health | The Smith | Co-Working Space Brooklyn Premium Office, Alam Sutera, Tangerang Selatan |
| 4 | 28 May 2025 | Stunting Prevention Awareness Program | Rp1,500,000.00 | Health | The Smith | Yayasan Aldiana Nusantara, Ciputat, Tangerang Selatan |
| 5 | 04 June 2025 | Distribution of Sacrificial Animal for Eid al-Adha 1446 H | Rp30,400,000.00 | Public and Religious Facilities | The Smith | Springwood Residence, Kantor Kecamatan Pinang, Kantor Kelurahan Panunggangan, Kantor Kelurahan Panunggangan Timur, dan Polsek Pinang, Tangerang Selatan |
| 6 | 05 June 2025 | Distribution of Sacrificial Animal for Eid al-Adha 1446 H | Rp7,000,000.00 | Public and Religious Facilities | District East | Kantor Desa Kondajaya dan Kantor Kecamatan Karawang Timur, Karawang |
| 7 | 21 June 2025 | Donation of Preaching Equipment for Pondok Pesantren Al-Baghdadi Karawang | Rp15,759,020.00 | Public and Religious Facilities | District East | Pondok Pesantren Al-Baghdadi Amansari, Rengasdengklok, Karawang, Jawa Barat |
| 8 | 29 July 2025 | Donation of Tote Bags and Travel Pouches for Hajj Pilgrims | Rp7,559,150.00 | Environment | The Smith | Lumire Hotel & Convention Center |

CSR Programs

| | | | | | | |
|--------------|-------------------|--|------------------------|-----------------------|---------------|--|
| 9 | 07 August 2025 | Free Medical Check-up | Rp0.00 | Health | Springwood | Springwood Residence, Tangerang |
| 10 | 15 August 2025 | Donation for Indonesia's Independence Day Celebration | Rp1,000,000.00 | Community Development | District East | Karang Taruna Desa Kondangjaya, Karawang |
| 11 | 10 September 2025 | Book Donation to a Community Reading Corner | Rp0.00 | Education | The Smith | Taman Baca Lentera Aksara, Tangerang Selatan |
| 12 | 25 September 2025 | Natural Disaster Mitigation Outreach Activity "Volunteer Goes to School" | Rp2,000,000.00 | Disaster Management | Springwood | SDN Panunggangan 4, Tangerang, Banten |
| 13 | 16 October 2025 | Free Health Screening | - | Health | Springwood | Springwood Residence, Tangerang |
| 14 | 2 December 2025 | Fire Drill Simulation | - | Disaster Management | The Smith | The Smith, Tangerang |
| 15 | 5 December 2025 | Dental Check-up | - | Health | The Smith | The Smith, Tangerang |
| TOTAL | | | Rp80,996,670.00 | | | |

CSR Documentations



Planting of Trembesi Tree Seedlings
at District East Karawang
06 February 2025



Distribution of Basic Food Packages
in Celebration of Eid al-Fitr 1446H
20 March 2025



Mental Health Education Program
for Employees and the Community
17 April 2025



Stunting Prevention Awareness Program
28 May 2025



Distribution of Sacrificial Animal
for Eid al-Adha 1446 H
04 June 2025



Distribution of Sacrificial Animal
for Eid al-Adha 1446 H
05 June 2025

CSR Documentations



Donation of Preaching Equipment to
Pondok Pesantren Al-Baghdadi Karawang
21 June 2025



Donation of Tote Bags and
Travel Pouches for Hajj Pilgrims
29 July 2025



Free Medical Check-up
07 August 2025



Donation for Indonesia's Independence
Day Celebration
15 August 2025



Book Donation to
a Community Reading Corner
10 September 2025



Natural Disaster Mitigation Outreach Activity
"Volunteers Go to School"
25 September 2025

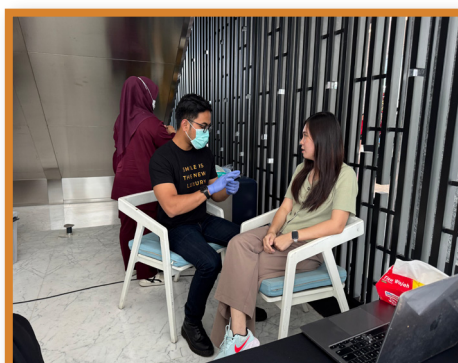
CSR Documentations



Free Health Screening
16 October 2025



Fire Drill Simulation at The Smith
02 December 2025



Dental Check-up at The Smith
05 December 2025

Conserving The Environment in The Workplace Area

This report emphasizes the importance for Triniti Dinamik employees to adopt a responsible approach in their daily activities, focusing on various aspects of sustainability such as paper usage, electricity, fuel, water consumption, and waste management.

Through the analysis of paper, electricity, fuel, and water usage, as well as the waste management methods implemented, this report aims to provide insights and recommendations to all Triniti Dinamik employees. These insights are intended not only to raise awareness but also to cultivate a culture of responsibility, encouraging employees to actively participate in the company's sustainability initiatives.

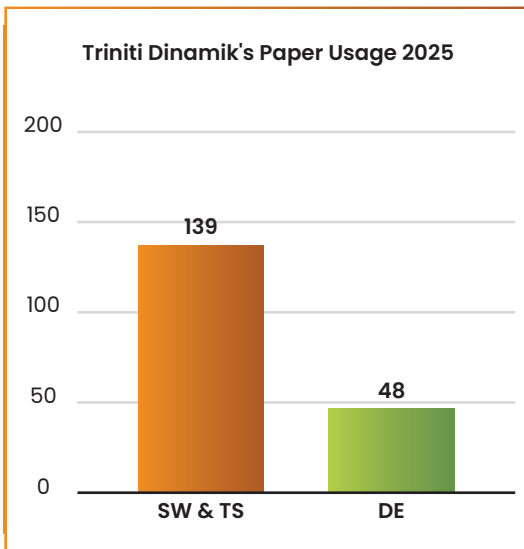
Overall, this report represents a serious effort to instill environmental awareness that is seamlessly integrated into everyday operational activities, while positioning Triniti Dinamik as a socially responsible company dedicated to creating a sustainable future.



Triniti Dinamik's Resource Utilization Overview

Paper Usage by Project

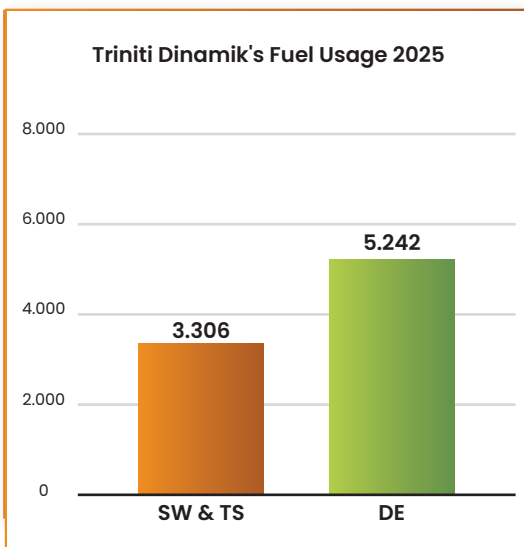
(Ream)



The chart beside this displays the paper usage for each project under Triniti Dinamik. The data shows that total paper usage reached 187 reams in 2025. Currently, the Springwood Residence (SW) and The Smith (TS) projects combined are the largest contributors, with a total paper usage of 139 reams. Meanwhile, the District East (DE) project recorded a paper usage of 48 reams.

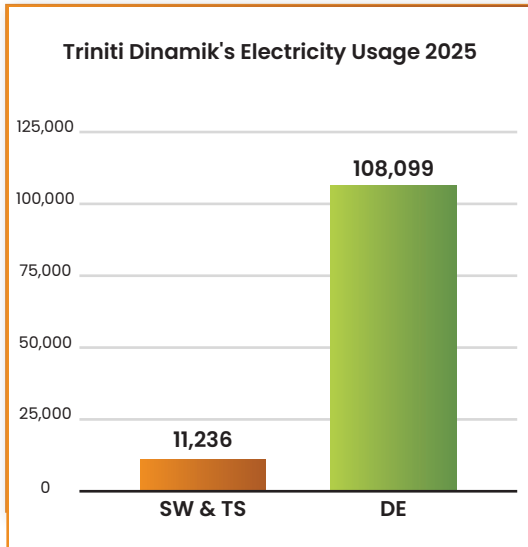
Fuel Usage by Project

(Liter)



The chart on the side illustrates fuel consumption by Triniti Dinamik and its projects. The chart indicates that total fuel consumption in 2025 reached 8,548 liters. Furthermore, it shows that combined fuel usage at Springwood Residence (SW) and The Smith (TS) was the highest, amounting to 3,306 liters. This was due to numerous exhibitions held outside the projects, which led to more frequent use of office vehicles. To reduce its carbon footprint, Triniti Dinamik is committed to saving fuel by transporting 6-8 people from the head office to various project sites.

Electricity Usage by Project (kWh)



The chart on the side shows the electricity usage by Triniti Dinamik and its projects. The total electricity consumption across all Triniti Dinamik projects in 2025 amounted to 119.335 kWh, with the highest usage recorded by District East (DE) at 108.099 kWh, while Springwood Residence (SW) and The Smith (TS) accounted for 11.236 kWh.



What to Do?

MIND YOUR WATER USAGE!



"Conserve Water, Preserve Tomorrow! Be a water hero – report and fix leaks promptly. Turn off taps when not in use; every drop counts for a sustainable office environment!"

REDUCE, REUSE, RECYCLE!



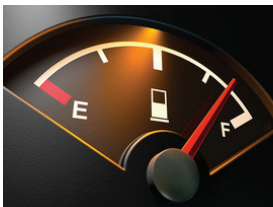
"Embrace the 3 Rs in the Office: Reduce waste by using less paper and disposable items. Reuse whenever possible – containers, bags, and office supplies. Recycle responsibly to contribute to a sustainable and eco-friendly workplace. Your small actions make a big difference!"

POWER UP SAVINGS, POWER DOWN WASTE!

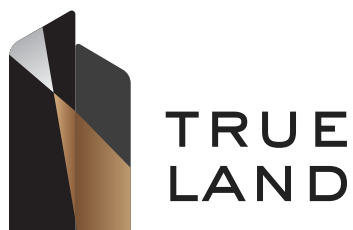


"Turn off lights and electronics when not in use to cut energy costs. Unplug chargers and devices overnight to conserve electricity. Small changes today for a brighter, energy-efficient tomorrow!"

ECO-EFFICIENT TRANSPORT



"Combine errands to reduce trips and save on fuel consumption. Encourage carpooling or telecommuting to cut down on commuting fuel. Optimize vehicle maintenance for better fuel efficiency – small changes, big savings for a greener commute!"



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DISCLAIMER

This sustainability report aims to offer a clear and transparent overview of our practices regarding environmental, social, and governance (ESG) matters. While we have made every effort to ensure the information provided is accurate, unforeseen events, changing regulations, or inaccuracies could affect the data. We encourage readers to review the report in its entirety, understanding that future developments and updates may alter the accuracy and relevance of the information presented. The company does not accept any responsibility for errors, omissions, or changes in circumstances that may arise after the report's publication.