

COMPANY UPDATE

January 2026

PT. TRINITI DINAMIK TBK. (TRUE)

Member of  TRINLAND

February 10, 2026

TABLE OF CONTENTS

SHAREHOLDER INFORMATION	1
ABOUT TRINITI DINAMIK	2
MILESTONE	3
CORPORATE STRUCTURE	4
PROJECTS	6
CORPORATE STRATEGY	32

SHAREHOLDER INFORMATION

Share Information

Listing Date : 10 June 2021
Nominal : Rp 100 / share
IPO Price : Rp 200 / share
IPO Share : 648.83 M

Shareholder Composition

(As of January 31, 2026)

- **PT Agung Perkasa Investindo**
4,000,000,000 shares, 52.83%
- **PT Perintis Trinita Properti Tbk**
1,097,261,584 shares, 14.49%
- **PT Panca Agung Gemilang**
430,299,956 shares, 5.68%
- **Djoni**
385,000,000 shares, 5.09%
- **Public**
1,658,546,320 shares, 21.91%

Total : 7,571,107,860 shares

As of February 10, 2026



ABOUT TRINITI DINAMIK

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.

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.

VISION

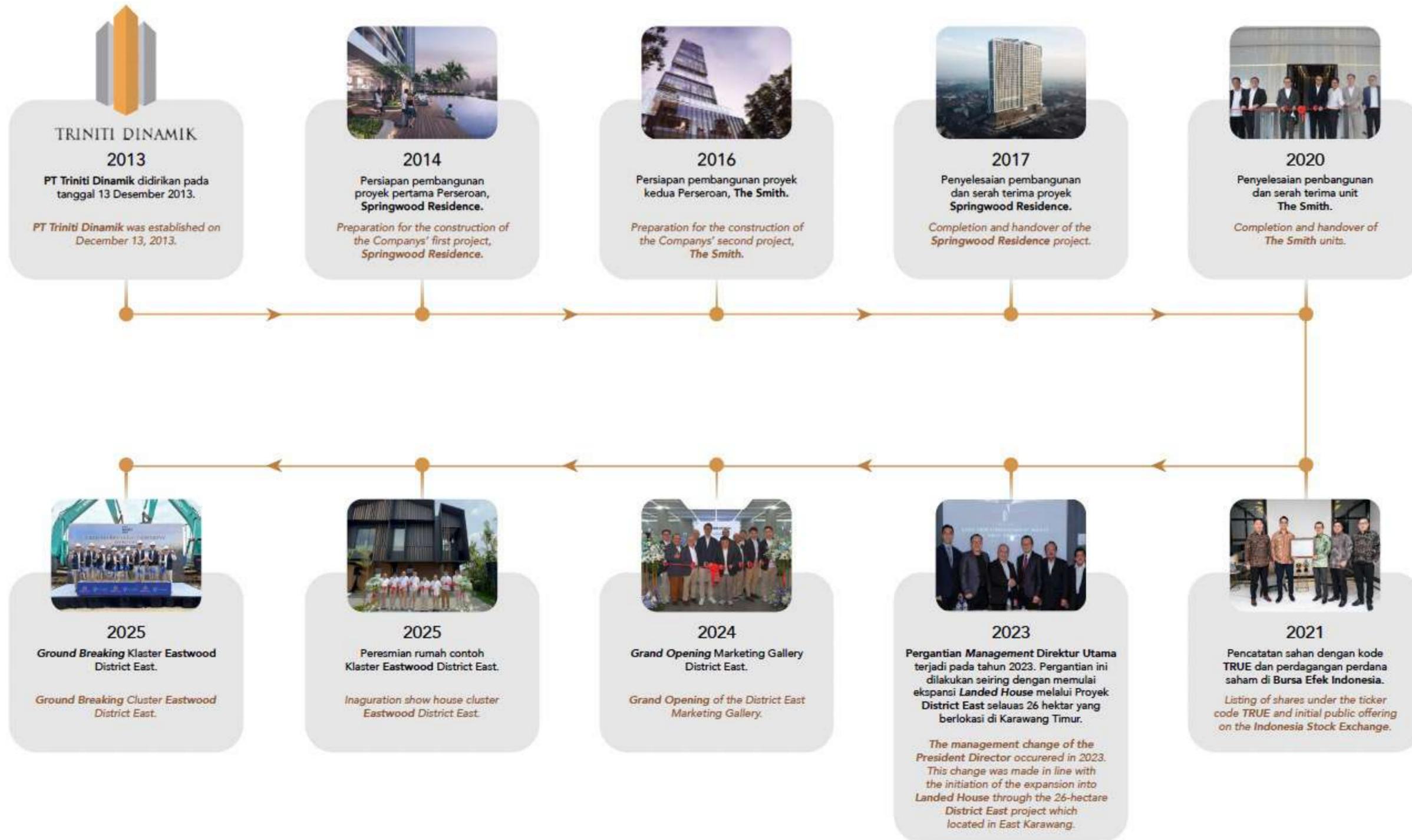
To be one of the best property developers in Indonesia.

MISSION

- 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.

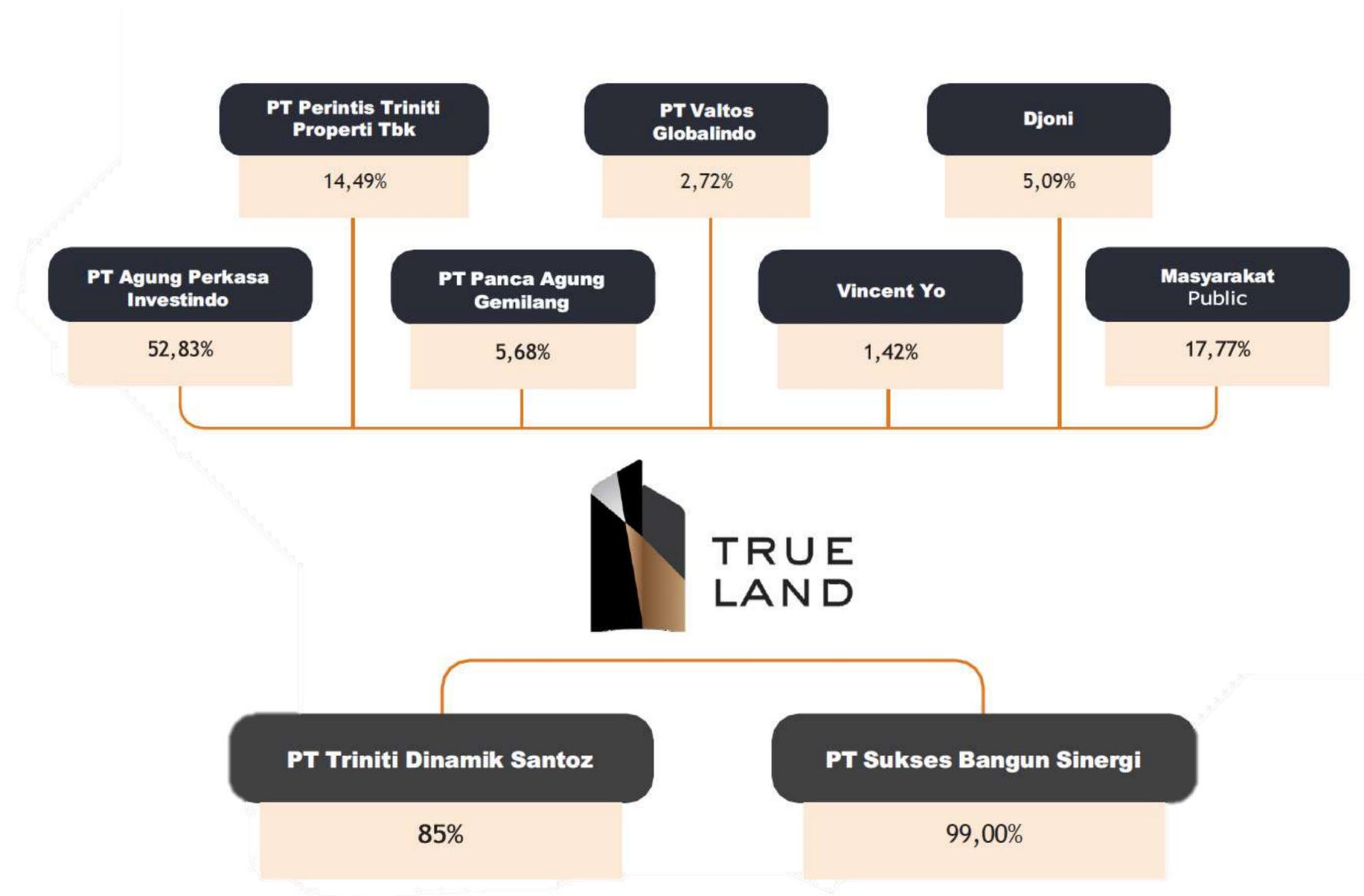


MILESTONE

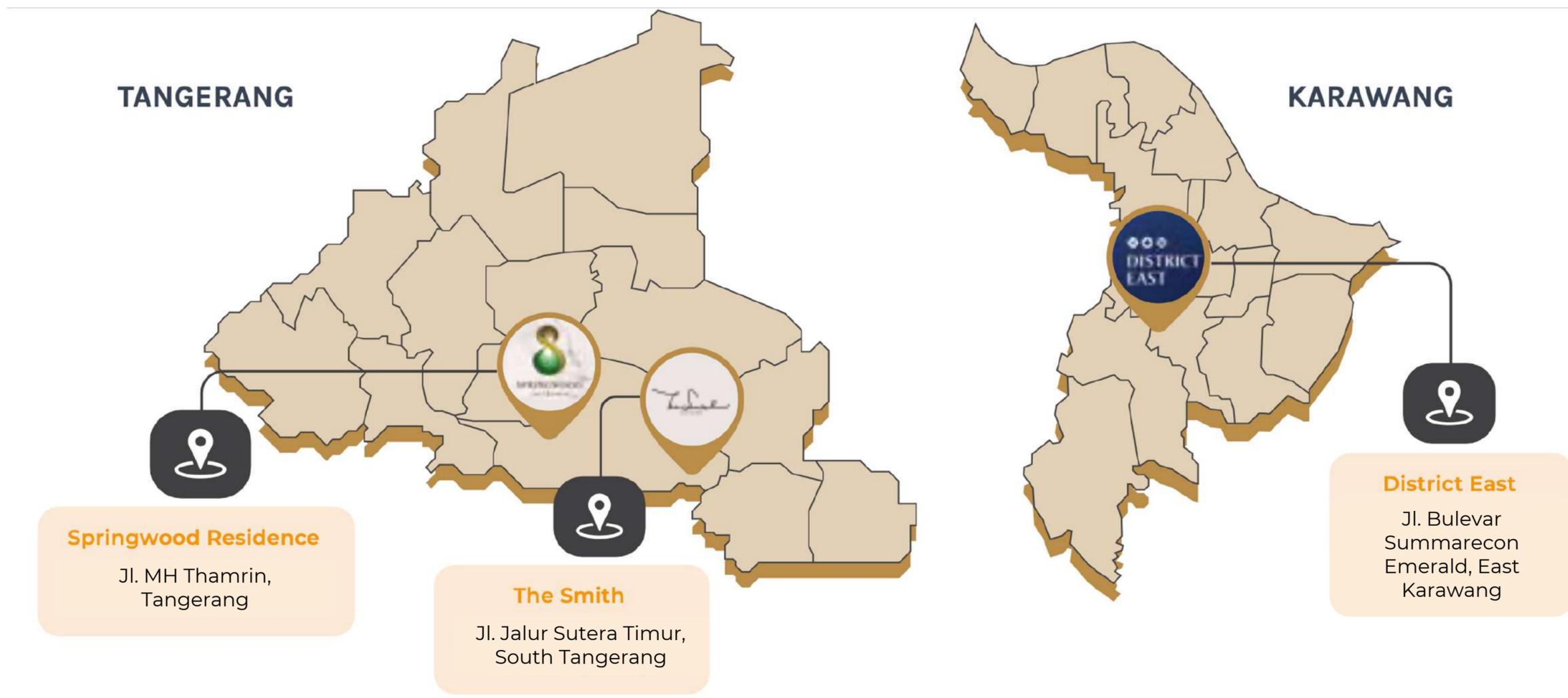


CORPORATE STRUCTURE

As of January 31, 2026



BUSINESS AREA MAP



COMPLETED
PROJECTS

SPRINGWOOD RESIDENCE

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	: Springwood Residence
Location	: Jl. MH Thamrin, South Tangerang
Concept	: Apartment
Unit	: 1400 Unit
Area	: 6.500 m2
Completed	: 2019
Project Value	: Rp 900 Billion

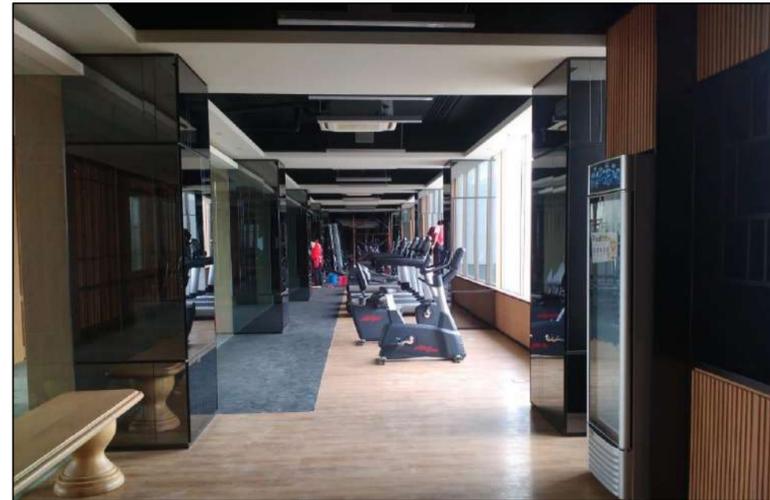


SPRINGWOOD RESIDENCE

1 Main Lobby



2 Gym & Swimming Pool



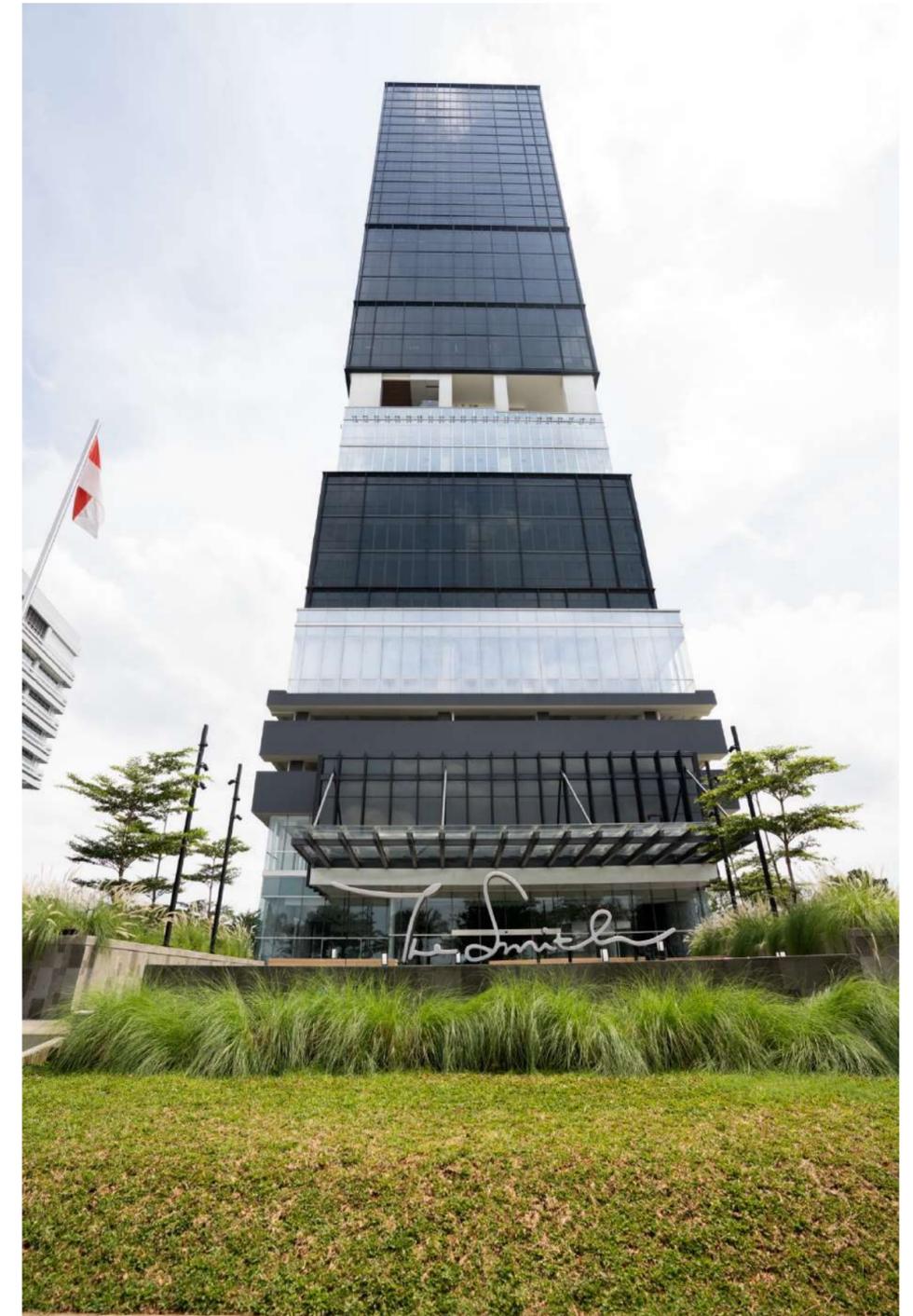
3 Room with 2 Bedroom



THE SMITH

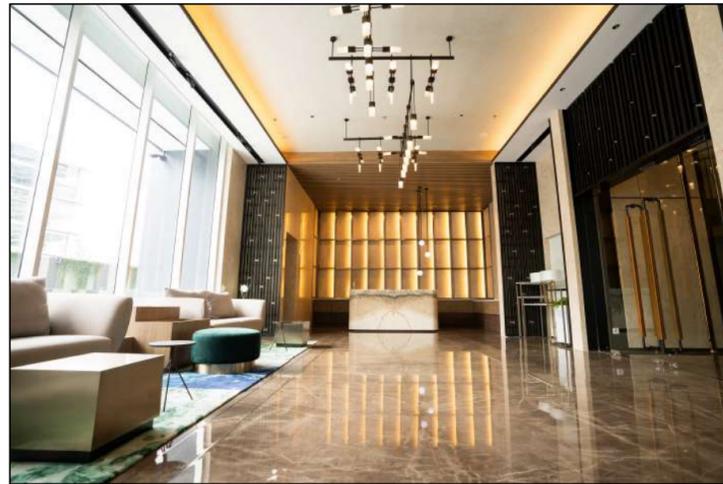
The Smith is a mixed-use building that consists of apartments, offices, and the concept of residential offices, namely SOHO (small office home office) in Alam Sutera. SOHO is a new type of unit offered by the Company, where buyers can use SOHO units for residences, offices and warehouses. In order to 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	: The Smith
Location	: Jl. Jalur Sutera Timur, Tangerang
Concept	: Apartment
Unit	: 652 Unit
Area	: 4.000 m2
Completed	: 2021
Project Value	: Rp 1 Trillion



THE SMITH

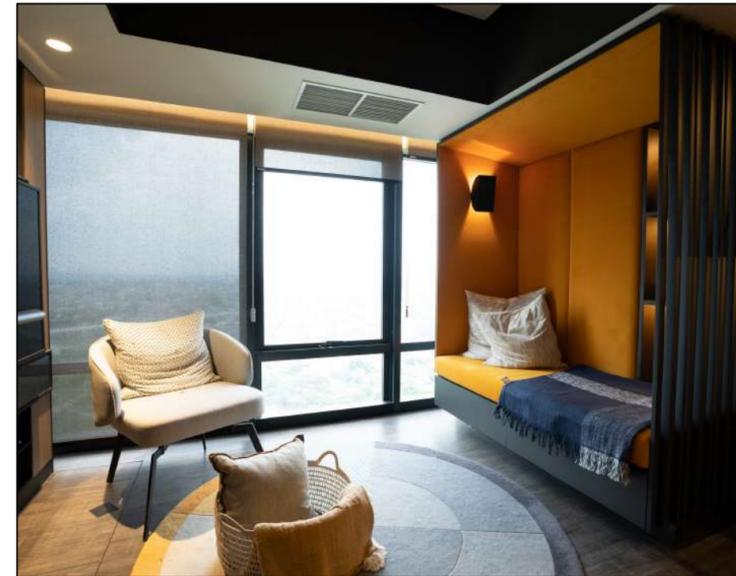
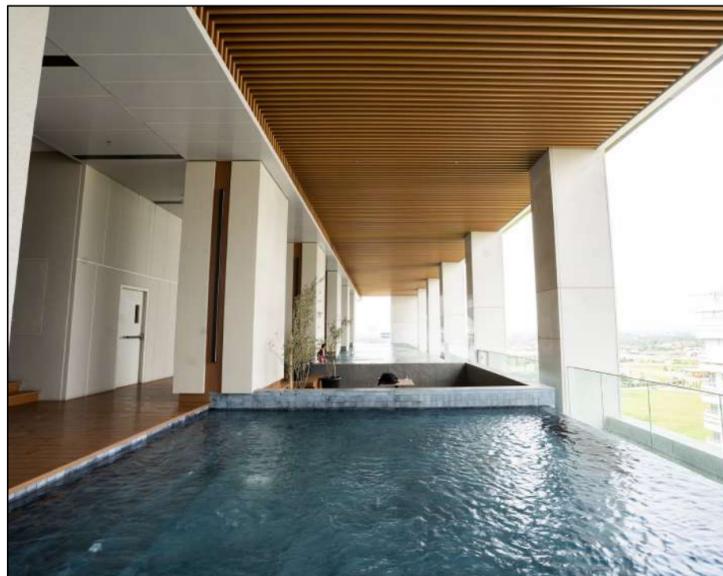
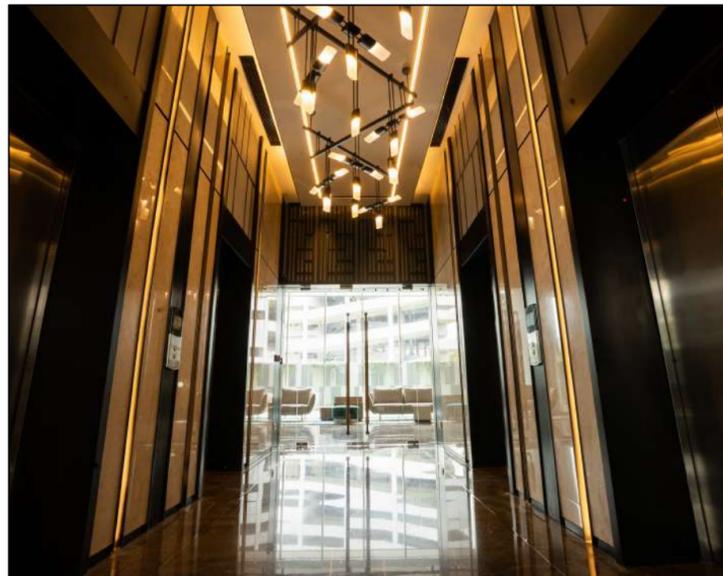
1 Main Lobby



2 Gym & Swimming Pool



3 Room with 2 Bedroom



**ONGOING
PROJECTS**



DISTRICT EAST

AT KARAWANG

BUSINESS CENTER | LAKE VIEW RESIDENCES
FOOD PROMENADE | HOTEL | CLUB HOUSE



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 blend of luxurious residential and commercial areas with a lake view in front of it, providing an increasingly comfortable atmosphere.

CONVENIENT ACCESS

Steps away to Villagio Mall Summarecon

7 minutes to Universitas Pelita Bangsa

10 minutes to Transmart

12 minutes to Hermina Hospital

20 minutes to Al Azhar Galuh Mas School Karawang

20 minutes to Resinda Park Mall

25 minutes to Wonderland Adventure Waterpark

Accessibilities:

7 minutes from Exit Toll Karawang Timur

15 minutes from Stasiun Karawang

50 minutes from Halim Perdana Kusuma Airport

Resinda  Park Mall

 Hermina Hospital Karawang

 Transmart Karawang

Wonderland Adventure Waterpark 

 Al-Azhar Galuh Mas School Karawang

Universitas  Pelita Bangsa Karawang

 Villagio Mall Summarecon

Exit Toll  Karawang Timur 1





THE EASTWOOD

GREEN NEIGHBORHOOD
AT DISTRICT EAST



Eastwood Cluster is a remarkable residential area designed to provide a harmonious living experience with nature. This exclusive neighborhood is built with a strong emphasis on green living, with abundant lush greenery that creates an oasis-like atmosphere, making it a haven for those who seek tranquility and a connection with nature.



An aerial rendering of the Villagio Mall Summarecon Eastwood Cluster. The image shows a large, modern shopping mall with a yellow and white facade and a red-tiled roof. To the right, there are several rows of modern, multi-story residential buildings with white facades and red-tiled roofs. A large, serene lake is situated in the center-right, reflecting the surrounding greenery and buildings. The area is lush with palm trees and other tropical vegetation. In the foreground, there are several large, white, umbrella-like structures. A blue location pin icon is placed over the mall building.

VILLAGIO MALL SUMMARECON

One of the defining features of **Eastwood Cluster** is its proximity to a pristine lake. The serene waters of the lake reflect the beauty of the surrounding trees, offering a picturesque view from many of the homes. Residents can enjoy peaceful walks along the lakeside, breathing in the fresh air and listening to the gentle sounds of nature. The lake also serves as a natural cooling system, providing a refreshing breeze throughout the area, especially in the warmer months.

EASTWOOD

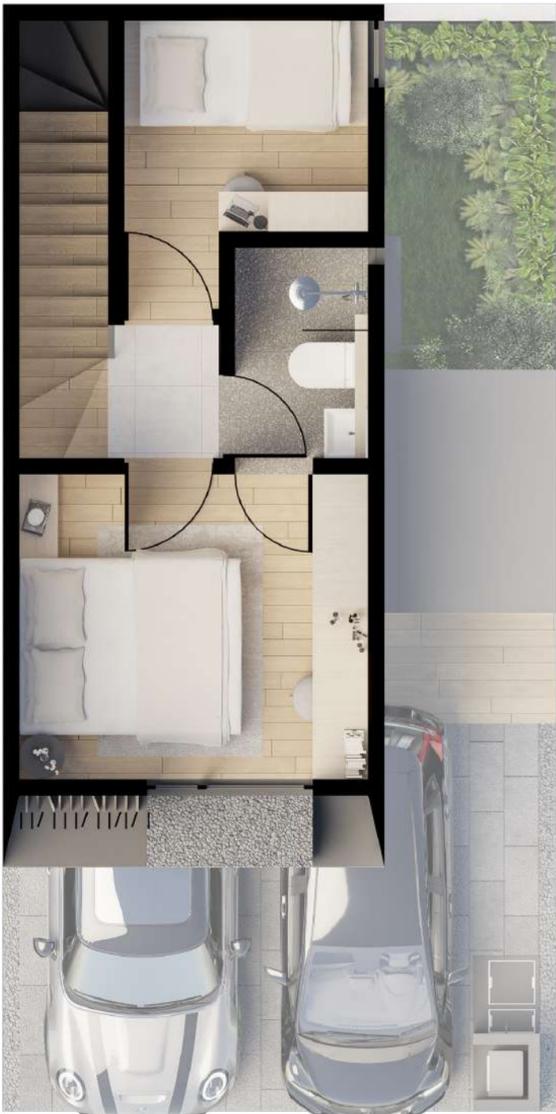
1 RENDER HOUSING CLUSTER EASTWOOD



2 RENDER INTERIOR CLUSTER EASTWOOD



3 RENDER STANDARD TYPE 510 HOUSE PLAN



CURRENT SITUATION IN DISTRICT EAST

As of January 31, 2026



Triniti Land and **AlfaLand** is proud to announce the grand opening of **the District East Marketing Gallery**, part of the integrated development located in East Karawang. This event marks a significant milestone in the strategic collaboration between Alfaland Group and Triniti Land, aimed at transforming a land into a modern residential and commercial destination.

MARKETING GALLERY

DISTRICT EAST

As of January 31, 2026

1 MARKETING GALLERY DISTRICT EAST



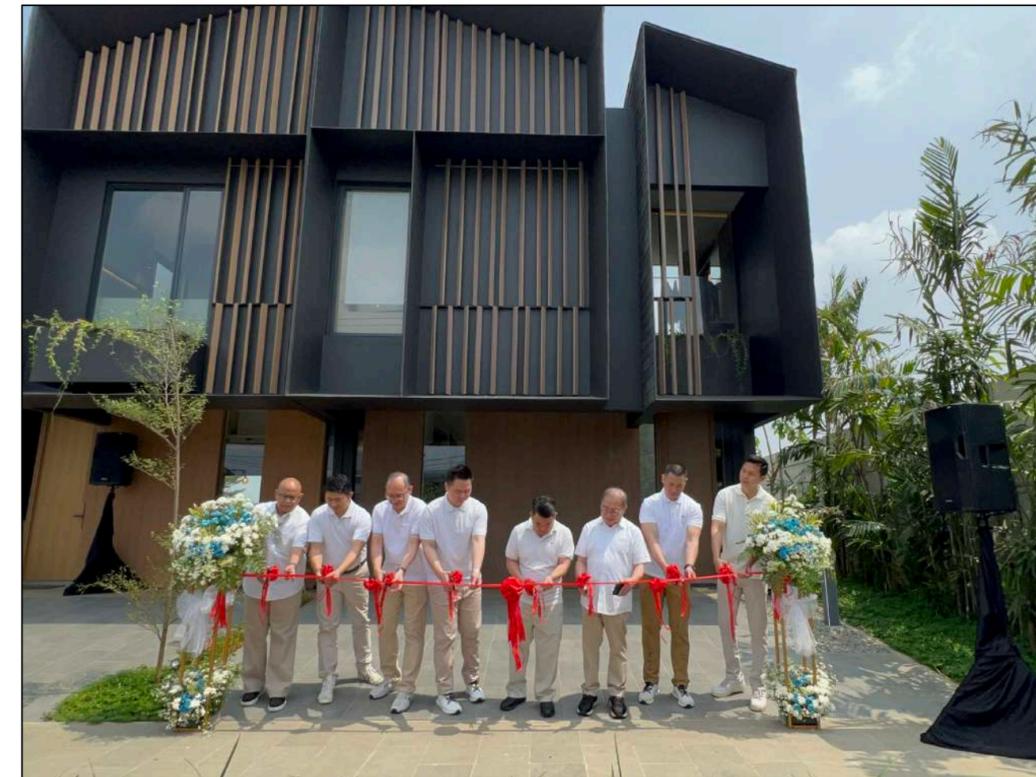
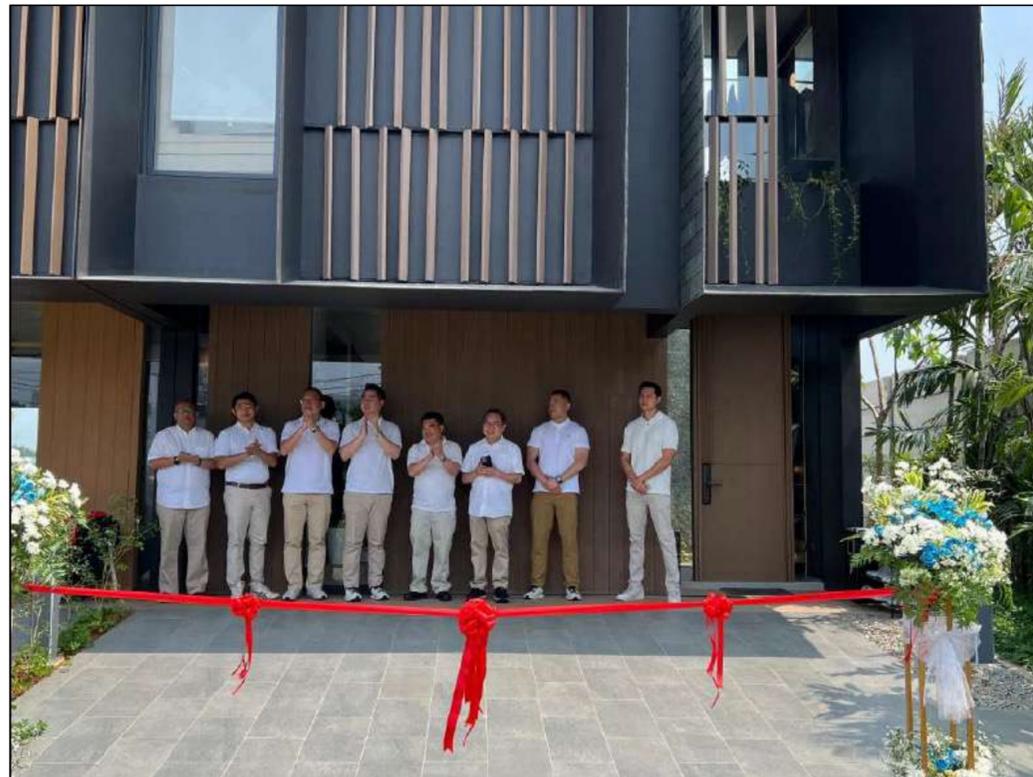
2 INSIDE MARKETING GALLERY DISTRICT EAST



SHOWHOUSE DISTRICT EAST

As of January 31, 2026

INAUGURATION SHOW HOUSE CLUSTER EASTWOOD DISTRICT EAST May 10th 2025



On May 10th, 2025, District East proudly celebrated the official inauguration of its new show house, marking a significant milestone in the project's development. The event showcased two of the latest premium home types — the T510+ and T612+ — both thoughtfully designed to meet the evolving lifestyle needs of modern families, combining functionality, aesthetics, and smart living features. This launch reflects District East's continued commitment to delivering high-quality, future-ready residential spaces within a vibrant and sustainable community.

SHOWHOUSE DISTRICT EAST

As of January 31, 2026

SHOWHOUSE EASTWOOD UNIT T510+ & T612+



This cluster embraces the Peranakan Singapore concept, combining cultural heritage with modern living.

- The T510+ type features a land area of 50m² and a building area of 55m², offering 1 bedroom for a cozy and efficient living space.
 - The T612+ type comes with a land area of 72m² and a building area of 85m², providing 2 bedrooms, ideal for small families or those seeking extra space.
- Experience a harmonious blend of tradition and contemporary comfort in this unique residential cluster.

SHOWHOUSE DISTRICT EAST

As of January 31, 2026

3 SHOWHOUSE EASTWOOD UNIT T510+ & T612+



Interior Finishing for the Bathroom Area



Master Bedroom Interior Finishing



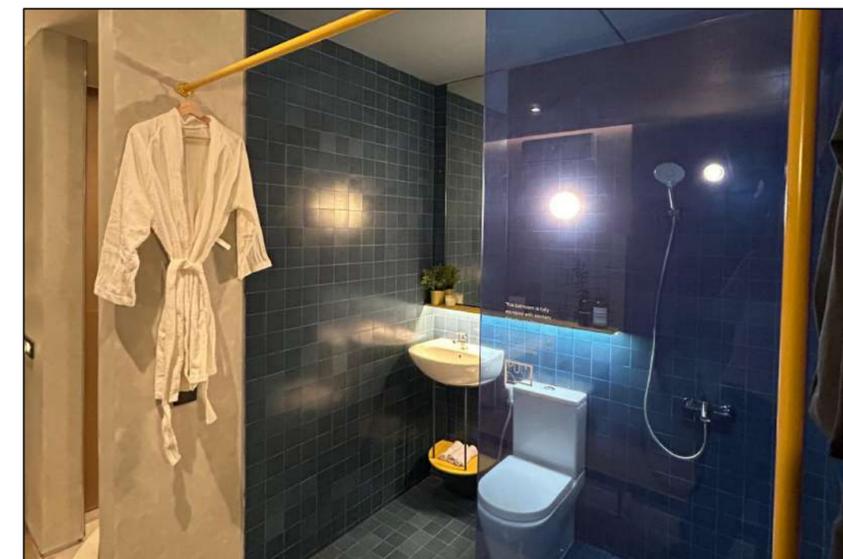
Pantry and Dining Interior Finishing



Children's Bedroom Interior Finishing



Living Room Interior Finishing



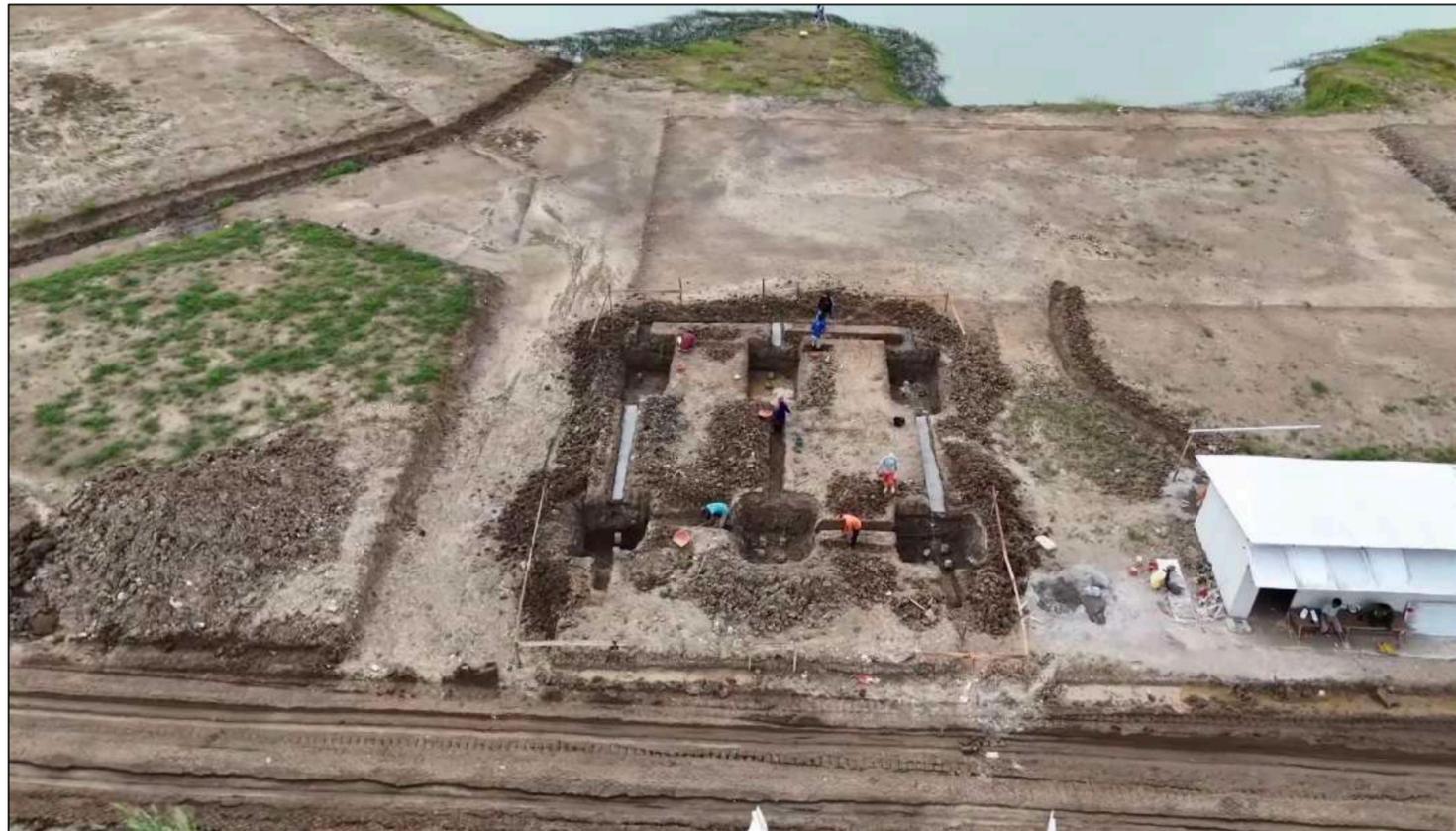
Interior Finishing for the Bathroom Area

SAMPLE SHOP HOUSE

DISTRICT EAST

As of January 31, 2026

4 Progress of Cut and Fill Works for the District East Shop House Show Unit Development



The **cut and fill** works for the development of the **District East shop house show unit** have been carried out as part of the initial construction phase. These activities aim to adjust the site elevation and land contours in accordance with the approved technical planning, ensuring a stable and sustainable foundation for the building structure. The works are being implemented in compliance with established technical standards and the project schedule, reflecting the Company's commitment to quality and timely project development.

LAKE AREA DISTRICT EAST

As of January 31, 2026

5 Cut-and-Fill Progress for the Development of the District East Lake Area



The image shows the progress of land preparation **for the lake area at the District East** project in **Karawang**. The lake contours have been clearly shaped through **the cut-and-fill** process, with soil compaction carried out in stages to ensure a stable land structure. **This land preparation** is part of the early development phase and will become an important element of the **District East landscape**. The surrounding area, which has begun to take shape, along with ongoing site activities, reflects the Company's commitment to preparing essential infrastructure before moving into the next construction phase.

LAKE AREA DISTRICT EAST

As of January 31, 2026

6 Plot Formation and Compaction to Final Elevation Level



DISTRICT EAST KARAWANG CONTRACTOR AGREEMENT SIGNING CEREMONY

August 15th, 2025



District East (represented by **Mr. Yohanes E. Christianto** as **President Director of PT Trinita Dinamik Tbk** and **Mr. Harris Aison** as **Group COO**) and **PT Karunia Kemenangan Elok** (represented by **Mr. Andri Wijaya** as **Owner** and **Mr. Emanuel Antonio Audrey** as **Director**) are pleased to announce the formal signing of their construction agreement, making the commencement of development for the District East. This signing marks a significant milestone, signaling the start of the project's initial construction phase in the near future.

DISTRICT EAST KARAWANG GROUND BREAKING CEREMONY

September 20th, 2025



PT Triniti Dinamik, also known as **True Land (IDX: TRUE)**, has officially commenced the development of its latest project, **District East**, with a **groundbreaking ceremony** held on September 20, 2025, in Karawang. This milestone marks the beginning of an integrated residential and commercial area designed to meet the growing needs of the community, particularly in Karawang, West Java.

PILE INSTALLATION FOR ION TERRACE SHOPHOUSES DISTRICT EAST KARAWANG

November 7th, 2025



On November 7, the Company carried out **pile installation** activities as part of the initial development phase of the District East project in Karawang. This activity serves as an important step in commencing construction work and ensuring a solid foundation for the subsequent phases of the project.

IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY
As of December 31, 2025



Planting Tree in Karawang Area
Karawang, February 6, 2025



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



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

PT Triniti Dinamik Tbk consistently upholds its commitment to **sustainability and social responsibility** through a wide range of **CSR initiatives**. These programs reflect the Company's dedication to environmental preservation, education, community welfare, and disaster preparedness. By engaging local communities and promoting sustainable practices, the Company aims to create a lasting positive impact while supporting its broader sustainability transformation strategy.

IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY
As of December 31, 2025



Book Donation to a Community Reading Corner

Tangerang Selatan, September 10, 2025



Natural Disaster Mitigation Outreach Activity "Volunteers Go to School"

Tangerang, September 25, 2025



Medical Check Up

Tangerang, October 16, 2025

PT Triniti Dinamik Tbk consistently upholds its commitment to **sustainability and social responsibility** through a wide range of **CSR initiatives**. These programs reflect the Company's dedication to environmental preservation, education, community welfare, and disaster preparedness. By engaging local communities and promoting sustainable practices, the Company aims to create a lasting positive impact while supporting its broader sustainability transformation strategy.

IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY
As of December 31, 2025



Frill Drill Simulation at The Smith
Tangerang, December 2, 2025



Dental Check-up at The Smith
Tangerang, December 5, 2025

PT Triniti Dinamik Tbk consistently upholds its commitment to **sustainability and social responsibility** through a wide range of **CSR initiatives**. These programs reflect the Company's dedication to environmental preservation, education, community welfare, and disaster preparedness. By engaging local communities and promoting sustainable practices, the Company aims to create a lasting positive impact while supporting its broader sustainability transformation strategy.

CORPORATE STRATEGY

01.

Strengthening Capital Foundation and Driving Sustainable Growth

The Company is committed to strengthening its capital foundation through diversification of financing sources as well as developing strategic projects in the property sector, with the main focus on the development of landed houses and commercial areas. This move aims to support sustainable business growth and strengthen the company's position in the property market.

02.

Land Bank Addition through Strategic Partnerships

The Company will adopt a strategy of adding land bank and new projects through partnerships with landowners. This strategy is designed to support sustainable business expansion and ensure the availability of strategic land for the development of future projects.

03.

Enhancing the Effectiveness of Governance, Risk Management, and Receivables Management

The Company will optimize the effectiveness of governance and risk management, with a focus on better receivables management. Thus, it is expected that the company's cash flow will be healthier and optimized, supporting a more efficient and sustainable operational cycle.

04.

Transforming Management Effectiveness and Implementing Measurable Corporate Restructuring

The Company will carry out management transformation and restructuring in a measured, directed, and structured manner in various aspects of the business. Through a sustainable transformation and restructuring strategy, the company is expected to be able to increase business resilience, competitiveness, and competitive and comparative advantages, in order to maintain business continuity in the long term.



Head Office: APL Tower, 10th floor, T9

Jl. Letjen. S.Parman Kav.28, RT.9 / RW.5, Tanjung Duren Selatan

Grogol Petamburan - Jakarta Barat, Indonesia 11470

Alamat Korespondensi: PT Trinita Dinamik Tbk

The Smith – Alam Sutera

Jl. Jalur Sutera Kav. 7A Alam Sutera

Kunciran Pinang, Kota Tangerang Banten 15144

Phone Number: 021 3970 5988/0813 8333 8898

corsec.true@trinitiland.com

DISCLAIMER :

These presentation materials have been prepared by Trinita Land, solely for the use at this presentation.

You must keep the contents of this presentation strictly confidential. This presentation material is highly confidential, is being presented solely for your information and may not be copied, reproduced or redistributed to any other person in any manner.

No representations or warranties, express or implied, are made as to, and no reliance should be placed on, the accuracy, fairness or completeness of the information presented or contained in this presentation. Neither the company nor the Advisors nor any of their affiliates, advisers or representatives accepts any responsibility whatsoever for any loss or damage arising from any information presented or contained in this presentation. The information presented or contained in this presentation is current as of the date hereof or the date indicated herein with respect to such information and is subject to change without notice and its accuracy is not guaranteed. Neither the Advisors nor any of their affiliates, advisers or representatives make any undertaking to update any such information subsequent to the date hereof. This presentation should not be construed as legal, tax, investment or other advice.

This presentation does not constitute an offer or invitation to purchase or subscribe for any securities and neither any part of this presentation nor any information or statement contained therein shall form the basis of or be relied upon in