

2026 | Q1 RESULTS

PT TRINITI DINAMIK TBK (UNAUDITED)



TRUE
LAND

SEPTEMBER 18, 2026

*The publication of this Information Memorandum was delayed due to the delayed issuance of the Company's FY2025 Audited Financial Statements.



MANAGEMENT

TICKER

IDX : TRUE

MARKET CAPITALIZATION

IDR 1.044.812.884.680
as of March 31, 2026

ISSUED SHARES

7.571.107.860

SHARE PRICE

Jan 1 2026	Rp 210
Mar 31 2026	Rp 138
High/Low	Rp 535/119

SHAREHOLDERS

PT Agung Perkasa Investindo	52.83%
PT Perintis Trinita Properti	14.49%
PT Panca Agung Gemilang	5.31%
Djoni	5,09%
Public	22.28%

BOARD OF DIRECTORS

PRESIDENT DIRECTOR

Yohanes E. Christianto

DIRECTOR

Chandra

DIRECTOR

Septian Starlin

BOARD OF COMMISSIONERS

PRESIDENT COMMISSIONER

Heriyanto

COMMISSIONER

Kevin Jong

INDEPENDENT COMMISSIONER

Dr. Ir. Erman Suparno, M.B.A., M.Si.

INVESTOR RELATIONS

corsec.true@trinitiland.com
www.trinitidinamik.com

FINANCIAL SUMMARY

in thousands IDR	Q1 2025	Q1 2026	%
Revenue	10.737	12.771	18,9%
Cost of Revenue	(6.951)	(7.856)	13,0%
Gross Profit	3.785	4.914	29,8%
Operating Expense	(9.874)	(140.343)	1321,3%
Operating Profit	(6.089)	(11.795)	93,7%
Profit Before Tax	(5.945)	(11.795)	98,4%
Net Profit	(5.945)	(11.795)	98,4%
Net Profit Attributable to Owners of Parent Entity	(5.943)	(11.803)	98,6%

in thousands IDR	Dec 31-2025	Q1 2026	%
Assets			
Current Assets	542.228	539.931	0,1%
Non-current Assets	139.622	139.580	3,6%
Total Assets	681.850	679.511	1,3%
Liabilities			
Current Liabilities	179.805	172.287	5,9%
Non-current Liabilities	277.235	294.210	-0,3%
Total Liabilities	457.040	466.497	3,1%
Equity	224.809	213.014	-2,2%
Total Liabilities & Equities	681.849	679.511	1,3%

Q1 2026 HIGHLIGHTS

+18,9%

INCREASE IN
REVENUE

The Company recorded Revenue of IDR 12.77 billion in Q1 2026, representing an 18.9% increase from IDR 10.74 billion in Q1 2025. The increase reflects higher revenue recognition during the period compared to the same period of the previous year.

+29,8%

INCREASE IN
GROSS PROFIT

In Q1 2026, the Company recorded Gross Profit of IDR 4.91 billion, representing a 29.8% increase from IDR 3.79 billion in Q1 2025. Gross Profit grew at a faster pace than Revenue, reflecting an improvement in gross profitability during the period.

-1,3%

DECREASE IN
TOTAL ASSETS

As of Q1 2026, the Company's Total Assets stood at IDR 679.51 billion, remaining relatively stable compared to IDR 681.85 billion at the end of FY2025. Current Assets decreased slightly from IDR 542.23 billion to IDR 539.93 billion, while Non-Current Assets remained relatively stable at IDR 139.58 billion.

+3,1%

INCREASE IN
TOTAL LIABILITIES

In Q1 2026, the Company recorded Total Liabilities of IDR 466.50 billion, representing a 3.1% increase from IDR 457.04 billion at the end of FY2025. The increase was driven by higher Non-Current Liabilities, which rose from IDR 277.24 billion to IDR 294.21 billion, partially offset by a decrease in Current Liabilities from IDR 179.81 billion to IDR 172.29 billion.

**NEW PROJECT
LAUNCH**

The Company continues to expand its presence in the landed housing market through District East, an integrated 26-hectare development in Karawang. The project remains an important part of the Company's strategy to diversify its development portfolio and support future growth.

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

REVENUE

Triniti Dinamik recorded Revenue of IDR 12.77 billion in Q1 2026, representing an 18.9% increase from IDR 10.74 billion in Q1 2025. The improvement was accompanied by stronger Gross Profit, which increased by 29.8% to IDR 4.91 billion from IDR 3.79 billion in the same period of the previous year.

Looking forward, the Company remains confident in its growth trajectory, supported by its strategic expansion into the landed housing market. District East, which was launched in 2024, is expected to play an important role in supporting the Company's future performance and further diversifying its development portfolio.

COST OF REVENUE

The Company's Cost of Revenue was IDR 7.86 billion in Q1 2026, compared to IDR 6.95 billion in Q1 2025, representing a 13.0% increase. The increase was in line with higher revenue during the period. Despite the increase in Cost of Revenue, Gross Profit grew by 29.8% to IDR 4.91 billion, reflecting an improvement in the Company's gross profitability compared to the same period of the previous year.

PROFITABILITY

The Company recorded Gross Profit of IDR 4.91 billion in Q1 2026, representing a 29.8% increase from IDR 3.79 billion in the same period last year. Net Loss for the period stood at IDR 11.80 billion, compared to IDR 5.95 billion in Q1 2025. Despite the higher net loss, the improvement in Revenue and Gross Profit reflects stronger top-line performance during the period. Nevertheless, the Company continues to expand its presence in the landed housing segment through District East, located in Karawang, in line with its long-term growth strategy. **District East is expected to strengthen the Company's portfolio mix and contribute positively to future revenue streams.**



CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in thousands IDR	Dec 31-2025	Q1 2026	%
Assets			
Current Assets	542.228	539.931	0,1%
Non-current Assets	139.622	139.580	3,6%
Total Assets	681.850	679.511	1,3%
Liabilities			
Current Liabilities	179.805	172.287	5,9%
Non-current Liabilities	277.235	294.210	-0,3%
Total Liabilities	457.040	466.497	3,1%
Equity	224.809	213.014	-2,2%
Total Liabilities & Equities	681.849	679.511	1,3%

ASSETS

As of Q1 2026, the Company's Total Assets stood at IDR 679.51 billion, remaining relatively stable compared to IDR 681.85 billion at the end of FY2025. Current Assets slightly decreased from IDR 542.23 billion to IDR 539.93 billion, while Non-Current Assets remained relatively stable at IDR 139.58 billion. Overall, the Company maintained a relatively stable asset position during the period.

LIABILITIES

In Q1 2026, the Company recorded Total Liabilities of IDR 466.50 billion, representing a 3.1% increase from IDR 457.04 billion at the end of FY2025. The increase was mainly driven by higher Non-Current Liabilities, which rose from IDR 277.24 billion to IDR 294.21 billion, partially offset by a decrease in Current Liabilities from IDR 179.81 billion to IDR 172.29 billion.

EQUITY

The Company's Total Equity was recorded at IDR 213.01 billion in Q1 2026, compared to IDR 224.81 billion at the end of FY2025. The decrease was primarily attributable to the Net Loss of IDR 11.80 billion recorded during the period.



Company Background

Since its establishment in 2014, Trinita Dinamik has delivered two major high-rise projects: **Springwood Residence**, a 1,400-unit residential development completed in 2021, and **The Smith**, a mixed-use project with 652 units of offices, SOHO, and residences.

After successfully building two High Rise Building projects, the Company is now expanding into the landed housing market with **District East**. This new development marks a strategic shift for the company, aligning with growing market demand for innovative and sustainable residential communities.



DISTRICT EAST



The Launch of District East

PT Trinita Dinamik Tbk, 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, West Java. This milestone marks the beginning of an integrated residential and commercial area designed to meet the growing needs of the community, particularly in Karawang.

As part of its strategic initiative to adapt to evolving market dynamics and diversify its portfolio into the landed housing segment, the Company commenced the development of District East, a landmark project located in Karawang, in 2023. This undertaking signifies a pivotal milestone, marking the Company's expansion beyond its historical focus on high-rise developments.

District East is the Company's mixed-use project—comprising a Business Center, Lake View Residences, Food Promenade, Hotel, and Club House—inspired by Singapore's iconic architecture. The project features a harmonious blend of luxurious residential and commercial areas with a picturesque lake view, creating a comfortable and vibrant environment.

The project development is being carried out in stages. On August 18, 2024, the Company inaugurated the District East Marketing Gallery, followed by the official launch of the Eastwood Cluster Show House on May 10, 2025. Subsequently, on September 20, 2025, the Company held a groundbreaking ceremony in Karawang, marking the official commencement of the District East development. Thereafter, on November 7, the Company also conducted a piling ceremony as another key milestone in the project's progress. The Eastwood Cluster itself is designed as a residential area that offers a harmonious living experience closely connected to nature.

This exclusive neighborhood emphasizes green living principles and offers a serene environment enriched with lush landscaping, creating an oasis-like atmosphere for residents seeking tranquillity and a closer connection to nature.

Guided by its vision to establish vibrant, inclusive, and sustainable communities, District East is expected to serve as a key revenue growth driver for the Company in the coming years, further reinforcing its standing within the national property sector.

Triniti Dinamik Corporate Strategy

- Focused on **innovative and sustainable real estate developments** to meet evolving market demands.
- Emphasizes **strategic partnerships** (e.g., with AlfaLand) to maximize project potential and market reach.
- Traditionally known for its expertise in high-rise developments, the Company's **strategic pivot to landed housing** opens up a wealth of opportunities in Indonesia's thriving real estate market.
- Expansion of its project portfolio with high-growth opportunities like **District East**, targeting urban and semi-urban areas.
- Commitment to delivering **high-quality living and working spaces**, aligning with customer needs and market trends.



TRUE Land MoU Signing Ceremony with Artotel Group
Feb 25, 2026

Future Outlook of Triniti Dinamik with District East

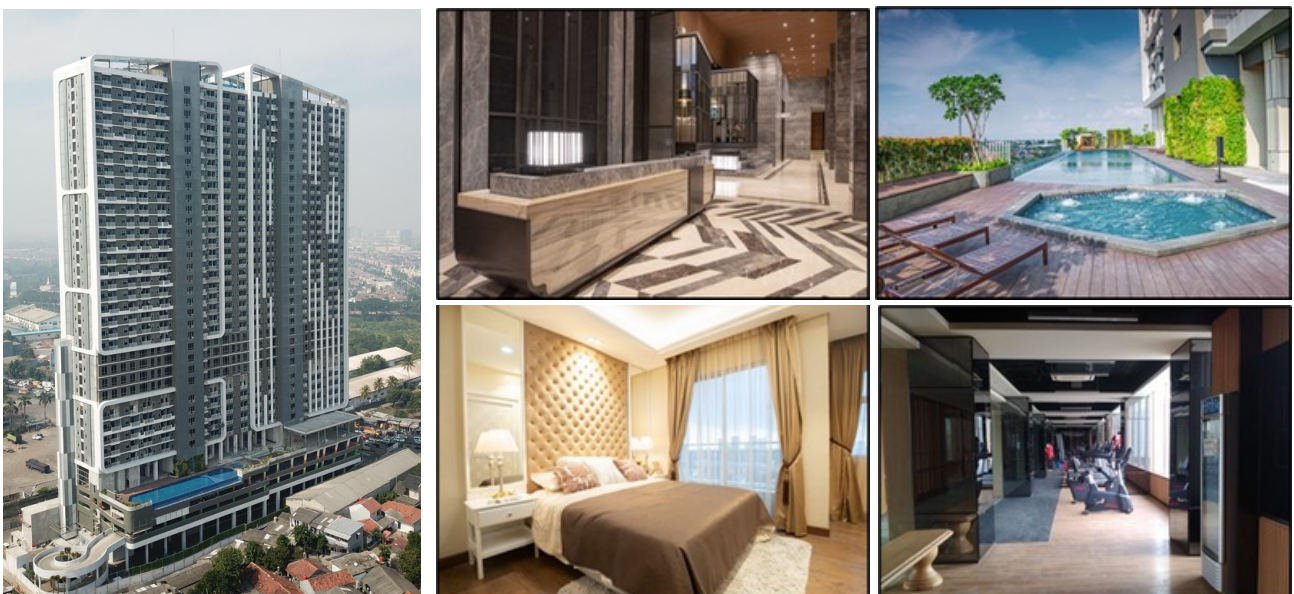
- The launch of District East positions Triniti Dinamik as a **key player in mixed-use development**, boosting its portfolio and market presence.
- Expected to contribute significantly to the company's growth and **revenue diversification**.
- Aligns with the company's long-term vision of creating **sustainable communities and innovative developments**.
- District East's success is likely to set a benchmark for future projects and strengthen the company's reputation in the real estate sector.

PROJECTS

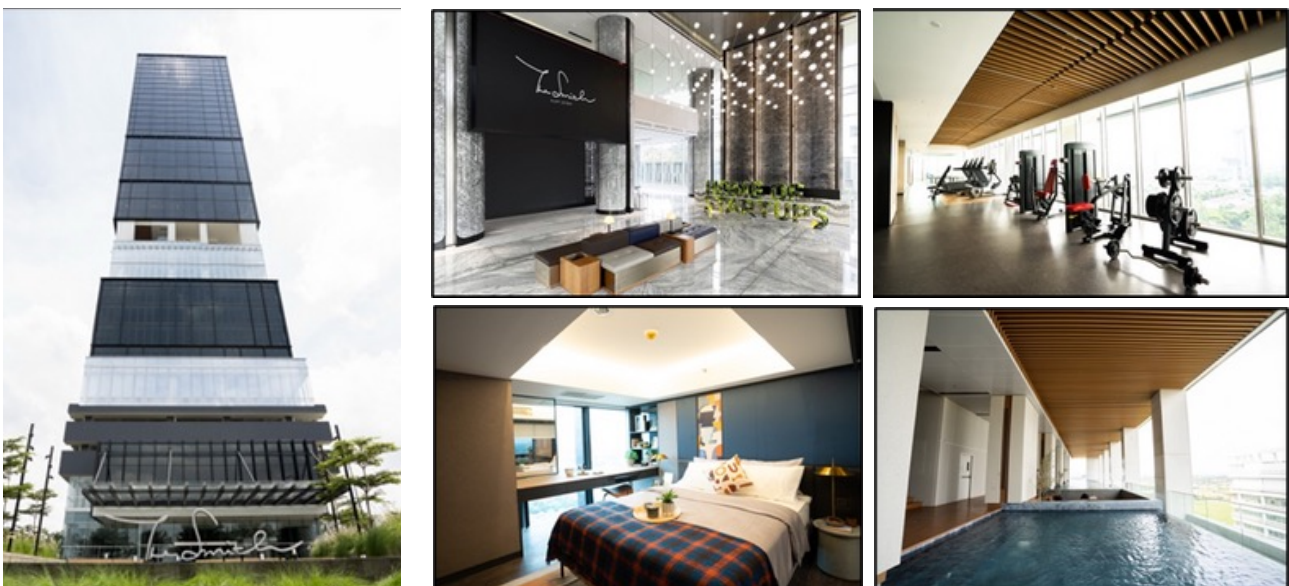
The Company has 3 projects in its portfolio:

- 1. Springwood Residence:** A 1,400-unit residential development completed in 2019. The project was designed with a modern urban living concept.
- 2. The Smith:** A mixed-use project featuring 652 units of offices, SOHO, and residences, completed in 2021.
- 3. District East:** An integrated 26-hectare mixed use project which includes Business Center, Lake View Residences, Food Promenade, Hotel, and Club House in Karawang. A harmonious blend of luxurious residential and commercial areas with a lake view.

Springwood Residence



The Smith



District East



Opening Marketing Gallery
Aug 18, 2024



Marketing Gallery Front View



Marketing Gallery Inside View



Inauguration Show House
Cluster Eastwood District East
May 10, 2025



District East Contractor
Agreement Signing Ceremony
August 15, 2025



Ground Breaking Ceremony
District East Karawang
September 20, 2025



Pilling Ceremony
District East Karawang
November 07, 2025



MoU Signing Ceremony with
MossLife Coffee
Jan 26, 2026



MoU Signing with PDAM
March 1, 2026

Eastwood Cluster Show House

June 2025



Facade Finishing



Bedroom Interior Finishing



Pantry and Dining
Interior Finishing

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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