

2025

PT TRINITI DINAMIK TBK

FULL YEAR RESULTS

(AUDITED)



TRUE
LAND

18 SEPTEMBER, 2026

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



MANAGEMENT

TICKER

IDX : TRUE

MARKET CAPITALIZATION

IDR 1.589.932.650.600
as of December 31, 2025

ISSUED SHARES

7.571.107.860

SHARE PRICE

Oct 1 2025	Rp 65
Dec 31 2025	Rp 210
High/Low	Rp 250/113

SHAREHOLDERS

PT Agung Perkasa Investindo	52.83%
PT Perintis Trinita Properti	14.49%
PT Panca Agung Gemilang	5.68%
Djoni	5,09%
Public	21,91%

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 IDR	FY 2024		FY 2025		%
Revenue		87.150		91.502	5%
Cost of Revenue	-	62.127	-	73.875	-19%
Gross Profit		25.023		17.627	-30%
Net Profit	-	58.662	-	35.312	40%
Operating Expense	-	83.898	-	35.314	58%
Operating Profit	-	58.875	-	35.312	40%
Profit Before Tax	-	58.567	-	35.312	40%
Net Profit	-	58.688	-	35.312	40%
Net Profit Attributable to Owners of Parent Entity	-	58.320	-	35.217	40%

in IDR	Dec 31-2024	FY 2025	%
Assets			
Current Assets	616.904	542.228	-12%
Non-current Assets	153.259	139.622	-9%
Total Assets	770.163	681.850	-11%
Liabilities			
Current Liabilities	280.295	179.805	-36%
Non-current Liabilities	230.168	277.235	20%
Total Liabilities	510.463	457.040	-10%
Equity	259.700	224.810	-13%
Total Liabilities & Equities	770.163	681.850	-11%

FY 2025 HIGHLIGHTS

+5%

INCREASE IN
REVENUE

The Company recorded revenue of **IDR 91.50 billion** in FY2025, representing a **5% increase from IDR 87.15 billion in FY2024**.

-30%

DECREASE IN
GROSS PROFIT

In FY2025, the Company recorded Gross Profit of **IDR 17.63 billion**, compared to **IDR 25.02 billion in FY2024**, representing a **30% decrease year-on-year**.

-11%

DECREASE IN
TOTAL ASSETS

The Company's Total Assets decreased by **11% from IDR 770.16 billion in FY2024 to IDR 681.85 billion in FY2025**, mainly reflecting a decline in both Current Assets and Non-Current Assets.

-10%

DECREASE IN
TOTAL LIABILITIES

In FY2025, the Company recorded Total Liabilities of **IDR 457.04 billion**, decreasing by **10% from IDR 510.46 billion in FY2024**. Current Liabilities declined by **36% to IDR 179.81 billion**, while Non-Current Liabilities increased by **20% to IDR 277.24 billion**.

**NEW PROJECT
LAUNCH**

The Company continues to expand into the landed housing market through **District East**, an integrated **26-hectare development in Karawang**. The project represents the Company's strategic expansion into landed residential development, complementing its existing property portfolio.

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME



REVENUE

Triniti Dinamik recorded Revenue of IDR 91.50 billion in FY2025, representing a 5% increase from IDR 87.15 billion in FY2024. The increase reflects the Company's continued revenue recognition from its ongoing property development portfolio.

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 future performance and further diversifying the Company's development portfolio.

COST OF REVENUE

The Company's Cost of Revenue was IDR 73.88 billion in FY2025, compared to IDR 62.13 billion in FY2024. The increase was in line with the Company's ongoing project development and revenue recognition activities during the year. As a result, the Company recorded Gross Profit of IDR 17.63 billion in FY2025.



PROFITABILITY

The Company's Cost of Revenue was recorded at IDR 73.88 billion in FY2025, compared to IDR 62.13 billion in FY2024, in line with the Company's ongoing project development and revenue recognition activities. During the year, the Company recorded Revenue of IDR 91.50 billion and Gross Profit of IDR 17.63 billion.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in IDR	Dec 31-2024	FY 2025	%
Assets			
Current Assets	616.904	542.228	-12%
Non-current Assets	153.259	139.622	-9%
Total Assets	770.163	681.850	-11%
Liabilities			
Current Liabilities	280.295	179.805	-36%
Non-current Liabilities	230.168	277.235	20%
Total Liabilities	510.463	457.040	-10%
Equity	259.700	224.810	-13%
Total Liabilities & Equities	770.163	681.850	-11%

ASSETS

As of FY2025, the Company's Total Assets stood at IDR 681.85 billion, representing an 11% decrease from IDR 770.16 billion at the end of FY2024. The decrease was reflected in both Current Assets, which declined by 12% to IDR 542.23 billion, and Non-Current Assets, which decreased by 9% to IDR 139.62 billion.

LIABILITIES

In FY2025, the Company recorded Total Liabilities of IDR 457.04 billion, representing a 10% decrease from IDR 510.46 billion at the end of FY2024. The decrease was mainly driven by lower Current Liabilities, which declined by 36% from IDR 280.30 billion to IDR 179.81 billion. Meanwhile, Non-Current Liabilities increased by 20% to IDR 277.24 billion, compared to IDR 230.17 billion in FY2024.

EQUITY

The Company's Total Equity was recorded at IDR 224.81 billion in FY2025, representing a 13% decrease from IDR 259.70 billion at the end of FY2024. The decrease was primarily attributable to the Net Loss of IDR 35.31 billion recorded during the year.



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

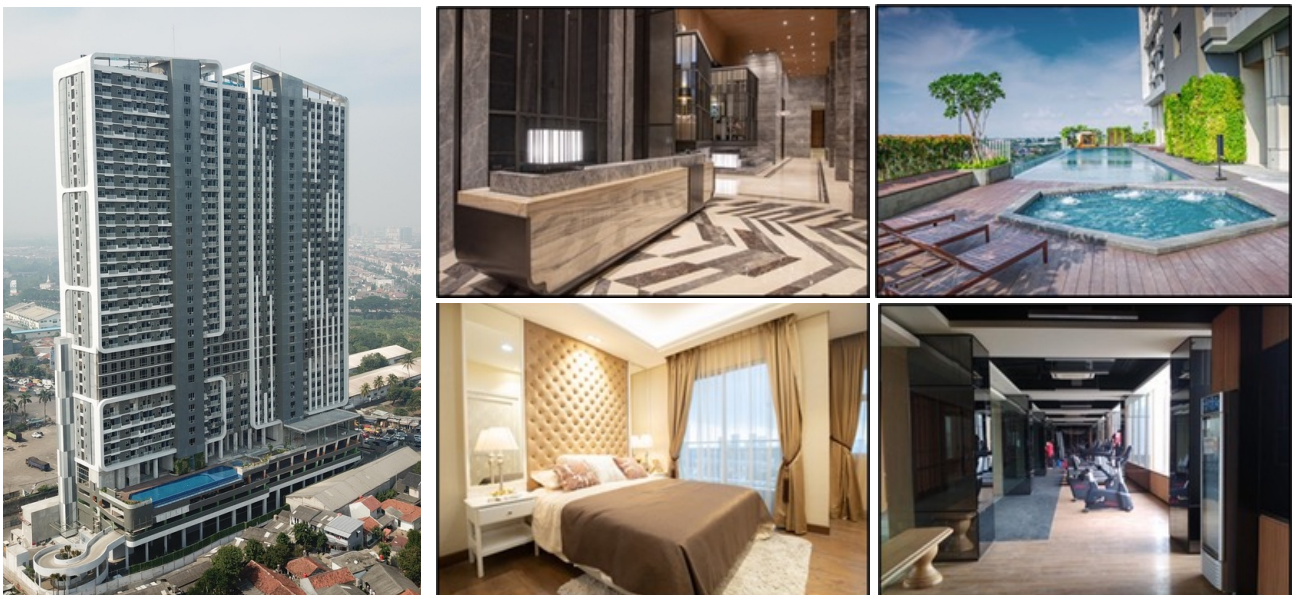
- The launch of District East positions Triniti Dinamik as a **key player in mixed-use development**, boosting its portfolio and market presence.
- Expected to contribute significantly to the company's growth and **revenue diversification**.
- Aligns with the company's long-term vision of creating **sustainable 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

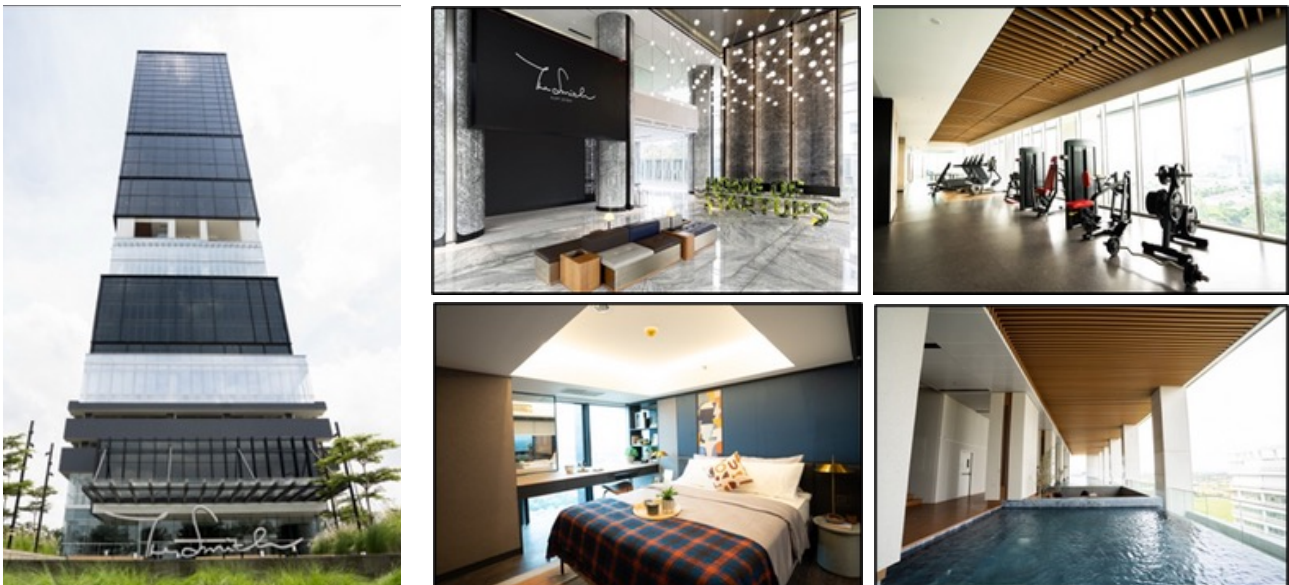
The Company has 3 projects in its portfolio:

- 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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