

2026 | 1H RESULTS

PT TRINITI DINAMIK TBK (UNAUDITED)



TRUE
LAND

SEPTEMBER 24, 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 378.555.393.000
as of June 30, 2026

ISSUED SHARES

7.571.107.860

SHARE PRICE

Apr 1 2026	Rp 142
Jun 30 2026	Rp 50
High/Low	Rp 220/50

SHAREHOLDERS

PT Agung Perkasa Investindo	52.83%
PT Perintis Trinita Properti	14.49%
PT Panca Agung Gemilang	3.58%
PT Valtos Globalindo	2.72%
Vincent Yo	1.42%
Public	24.96%

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	Q2 2025	Q2 2026	%
Revenue	23.882	24.770	3,7%
Cost of Revenue	(17.335)	(19.862)	-14,6%
Gross Profit	6.547	4.908	-25,0%
Net Profit	(9.970)	(12.302)	-23%
Operating Expense	(16.675)	(17.079)	-2,4%
Operating Profit	(10.128)	(12.171)	-20,2%
Profit Before Tax	(9.970)	(12.302)	-23,4%
Net Profit Attributable to Owners of Parent Entity	(9.975)	(12.302)	-23,3%

in thousands IDR	Dec 31-2025	Jun 30-2026	%
Assets			
Current Assets	542.228	536.426	-1,1%
Non-current Assets	139.622	139.165	-0,3%
Total Assets	681.850	675.591	-0,9%
Liabilities			
Current Liabilities	179.805	168.873	-6,1%
Non-current Liabilities	277.235	294.210	6,1%
Total Liabilities	457.040	463.083	1,3%
Equity	224.810	212.507	-5,5%
Total Liabilities & Equities	681.850	675.590	-0,9%

1H 2026 HIGHLIGHTS

+3,7%

INCREASE IN
REVENUE

The Company recorded revenue of IDR 24.77 billion in 2Q26, an increase of 3.7% compared to IDR 23.88 billion in 2Q25.

-25,0%

DECREASE IN
GROSS PROFIT

In 2Q26, the Company recorded a Gross Profit of IDR 4.91 billion, compared to IDR 6.55 billion in 2Q25, representing a 25.0% decrease.

-0,9%

DECREASE IN
TOTAL ASSETS

The Company's Total Assets slightly decreased from IDR 681.85 billion as of December 31, 2025 to IDR 675.59 billion as of June 30, 2026, representing a 0.9% decrease, mainly due to a decline in Current Assets.

+1,3%

INCREASE IN
TOTAL LIABILITIES

As of June 30, 2026, the Company recorded total liabilities of IDR 463.08 billion, compared to IDR 457.04 billion as of December 31, 2025, representing a 1.3% increase, primarily driven by higher Non-Current Liabilities, while Current Liabilities decreased.

**NEW PROJECT
LAUNCH**

The Company continues to expand its landed housing portfolio through District East, an integrated 26-hectare residential development in Karawang. This development represents the Company's continued focus on the landed housing segment and its strategy to address demand for integrated residential communities.

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME



REVENUE

Triniti Dinamik recorded Revenue of IDR 24.77 billion in 2Q26, representing a 3.7% increase compared to IDR 23.88 billion in 2Q25. The Company also recorded a Gross Profit of IDR 4.91 billion in 2Q26, compared to IDR 6.55 billion in the same period of the previous year.

Going forward, the Company continues to strengthen its development portfolio through its expansion into the landed housing segment. District East, an integrated 26-hectare residential development in Karawang, is expected to support the Company's future performance and provide further diversification across its development portfolio.

COST OF REVENUE

The Company's Cost of Revenue increased by 14.6% to IDR 19.86 billion in 2Q26, compared to IDR 17.34 billion in 2Q25. The increase was primarily in line with the 3.7% growth in revenue during the period, while reflecting the direct costs associated with the Company's revenue-generating activities.



PROFITABILITY

The Company recorded a Gross Profit of IDR 4.91 billion in 2Q26, down from IDR 6.55 billion in 2Q25, representing a 25.0% decrease. **Net Loss for the period stood at IDR 12.30 billion**, compared to IDR 9.97 billion in 2Q25, representing a 23.3% increase in net loss. The performance reflects pressure on gross profitability amid higher Cost of Revenue during the period.

Looking forward, the Company continues to expand its landed housing portfolio through District East, an integrated 26-hectare residential development located in Karawang. The project is expected to further diversify the Company's development portfolio and support future revenue growth.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in thousands IDR	Dec 31-2025	Jun 30-2026	%
Assets			
Current Assets	542.228	536.426	-1,1%
Non-current Assets	139.622	139.165	-0,3%
Total Assets	681.850	675.591	-0,9%
Liabilities			
Current Liabilities	179.805	168.873	-6,1%
Non-current Liabilities	277.235	294.210	6,1%
Total Liabilities	457.040	463.083	1,3%
Equity	224.810	212.507	-5,5%
Total Liabilities & Equities	681.850	675.590	-0,9%

ASSETS

As of June 30, 2026, the Company's total assets stood at IDR **675.59 billion**, slightly lower than IDR 681.85 billion as of December 31, 2025. The decrease was mainly driven by a decline in current assets, particularly advances and prepaid expenses, while movements in non-current assets also contributed to the overall change.

LIABILITIES

As of June 30, 2026, the Company recorded total liabilities of IDR **463.08 billion**, an increase from IDR 457.04 billion as of December 31, 2025. The increase was primarily driven by higher non-current liabilities, while current liabilities recorded a decline during the period. **This movement reflects changes in the Company's liability structure during the first half of 2026.**

EQUITY

The Company's total equity stood at IDR **212.50 billion** as of June 30, 2026, down from IDR 224.81 billion as of December 31, 2025. The decrease was primarily attributable to the net loss 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

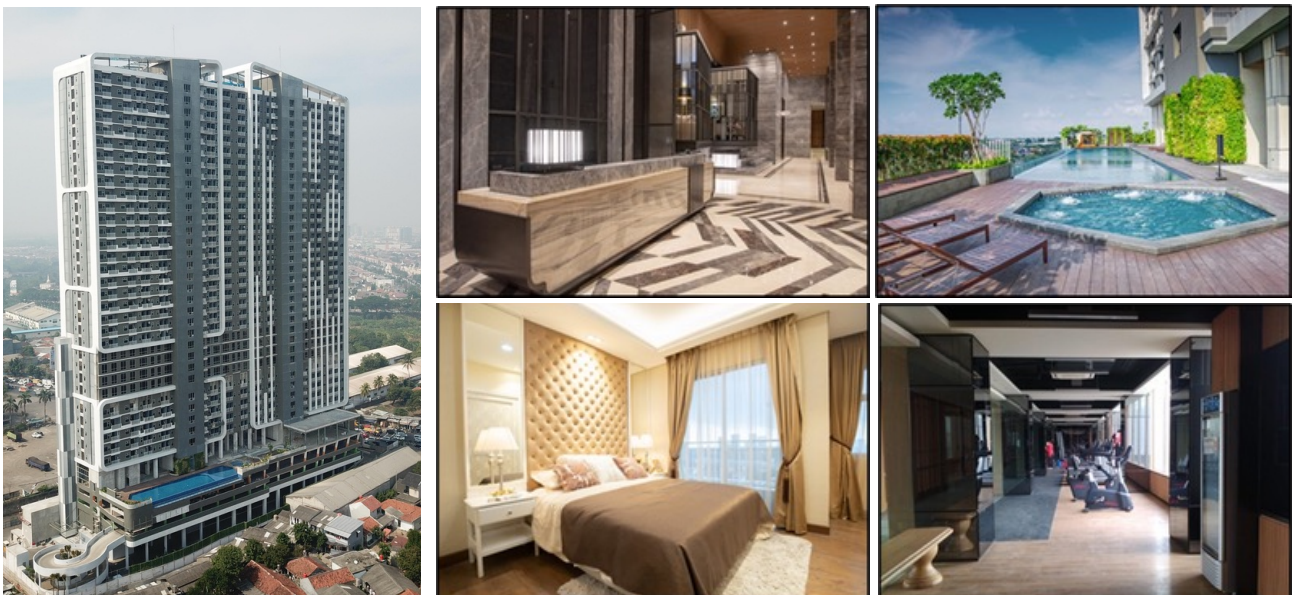
- The launch of District East positions Triniti Dinamik as a **key player in mixed-use development**, boosting its portfolio and market presence.
- Expected to contribute significantly to the company's growth and **revenue diversification**.
- Aligns with the company's long-term vision of creating **sustainable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

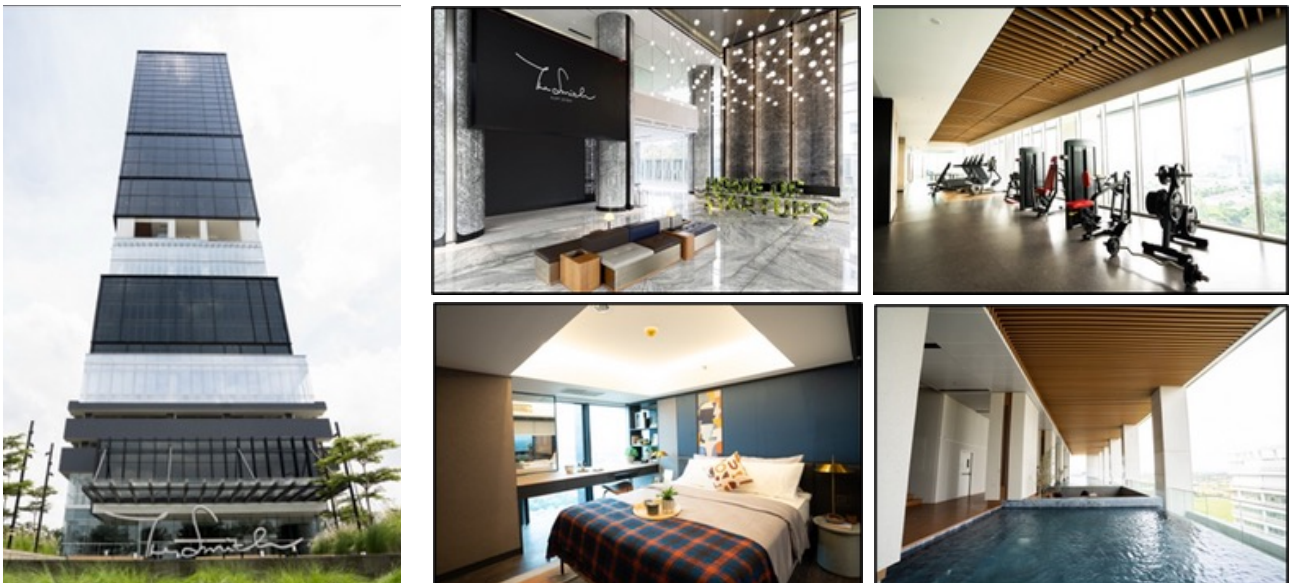
The Company has 3 projects in its portfolio:

- 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.



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

Correspondence Address:

PT Triniti 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