CORPORATE PRESENTATION

9M 2026

PT. TRINITI DINAMIK TBK. (TRUE)

Member of TRINLAND

November 20, 2026

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SHAREHOLDER INFORMATION

Share Information

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

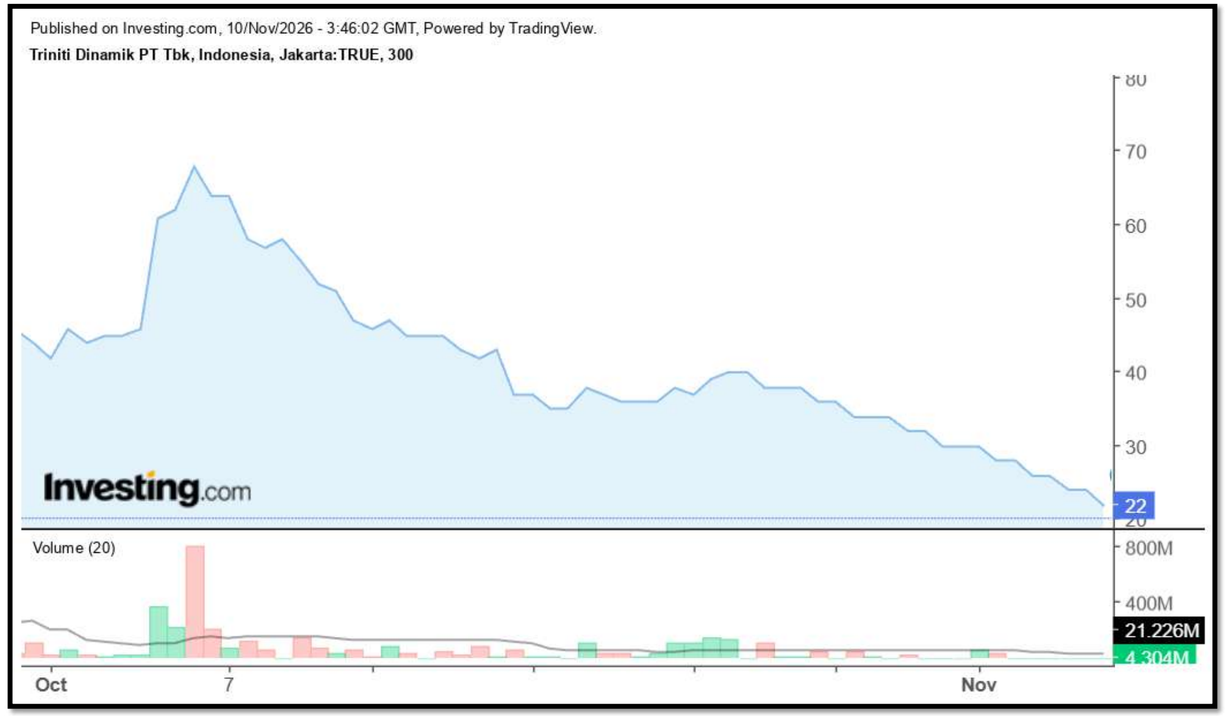
Shareholder Composition

(As of October 31, 2026)

- **PT Agung Perkasa Investindo**
  4,000,000,000 shares, 52.83%
- **PT Perintis Triniti Properti Tbk**
  751,849,184 shares, 9.93%
- **PT Panca Agung Gemilang**
  56 shares, 0.00%
- **PT Valtos Globalindo**
  205,588,000 shares, 2.72%
- **Vincent Yo**
  107,569,484 shares, 1.42%
- **Public**
  2,506,101,136 shares, 33.10%

Total : 7,571,107,860 shares

As of November 18, 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

TRINITI DINAMIK

2013

PT Triniti Dinamik didirikan pada tanggal 13 Desember 2013.

PT Triniti Dinamik was established on December 13, 2013.



2014

Persiapan pembangunan proyek pertama Perseroan, **Springwood Residence.**

*Preparation for the construction of the Companys' first project, **Springwood Residence.***



2016

Persiapan pembangunan proyek kedua Perseroan, **The Smith.**

*Preparation for the construction of the Companys' second project, **The Smith.***



2017

Penyelesaian pembangunan dan serah terima proyek **Springwood Residence.**

*Completion and handover of the **Springwood Residence** project.*



2020

Penyelesaian penbangunan dan serah terima unit **The Smith.**

*Completion and handover of **The Smith** units.*



2021

Pencatatan sahan dengan kode **TRUE** dan perdagangan perdana saham di **Bursa Efek Indonesia.**

*Listing of shares under the ticker code **TRUE** and initial public offering on the **Indonesia Stock Exchange.***



2023

Pergantian *Management* Direktur Utama terjadi pada tahun 2023. Pergantian ini dilakukan seiring dengan memulai ekspansi ***Landed House*** melalui Proyek **District East** selauas 26 hektar yang berlokasi di Karawang Timur.

*The management change of the President Director occurered in 2023. This change was made in line with the initiation of the expansion into **Landed House** through the 26-hectare **District East** project which located in East Karawang.*



2024

Grand Opening Marketing Gallery District East.

Grand Opening of the District East Marketing Gallery.



2025

Grand Breaking Klaster **Eastwood** District East.

Ground Breaking Cluster Eastwood District East.



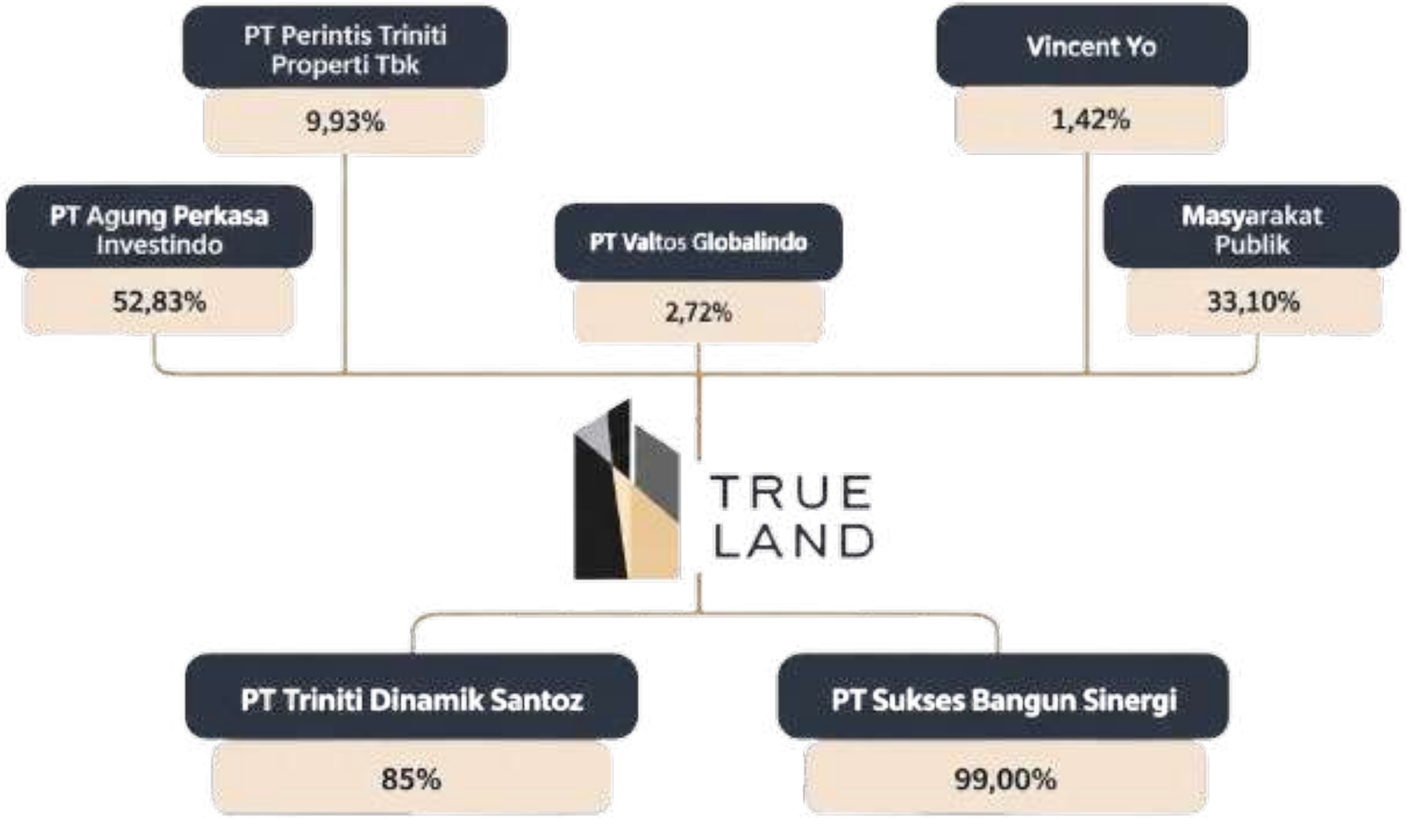
2025

Peresmian rumah contoh Klaster **Eastwood** District East.

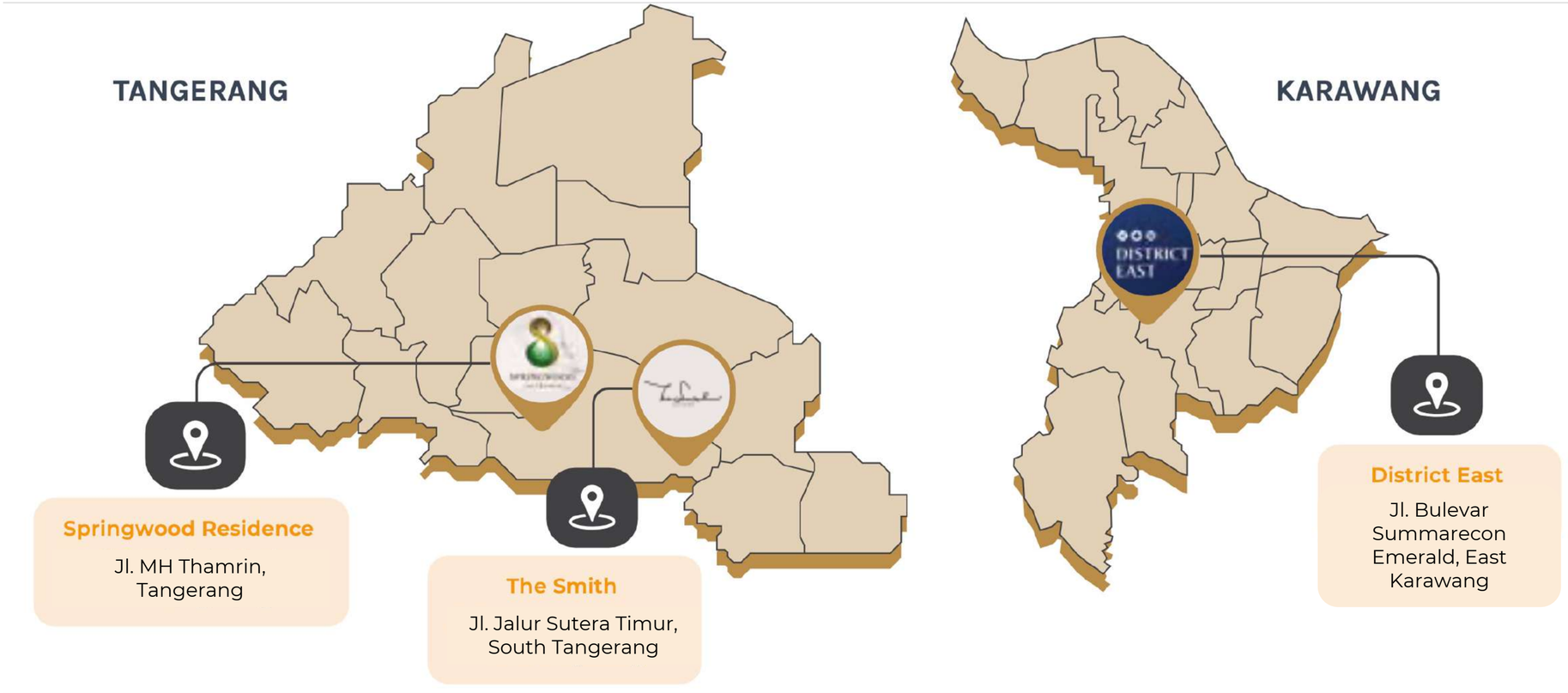
*Inaguration show house cluster **Eastwood** District East.*

CORPORATE STRUCTURE

As of October 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





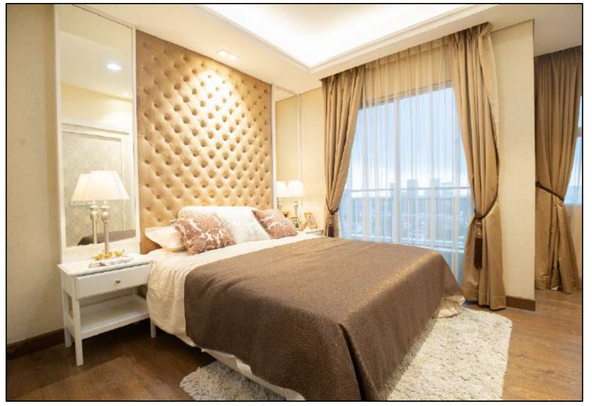
2 Gym & Swimming Pool





3 Room with 2 Bedroom





THE SMITH

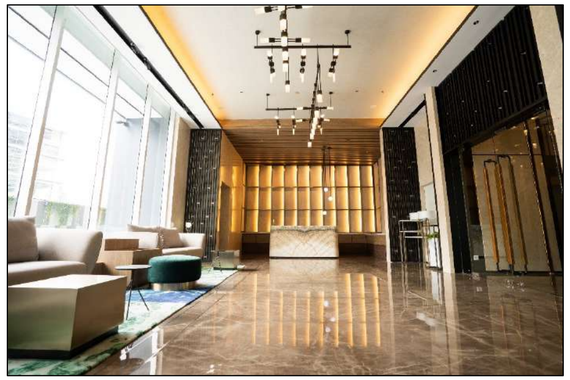
The Smith is a mixed-use building that consists of apartments, offices, and the concept of residential offices, namely SOHO (small office home office) in Alam Sutera. SOHO is a new type of unit offered by the Company, where buyers can use SOHO units for residences, offices and warehouses. In order to 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.

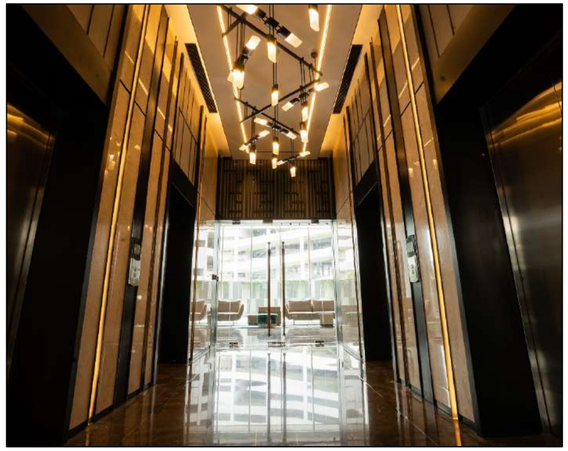
Project	: The Smith
Location	: Jl. Jalur Sutera Timur, Tangerang
Concept	: Apartment
Unit	: 652 Unit
Area	: 4.000 m2
Completed	: 2021
Project Value	: Rp 1 Trillion



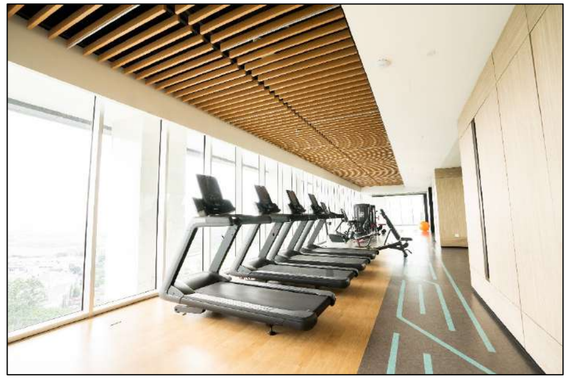
THE SMITH

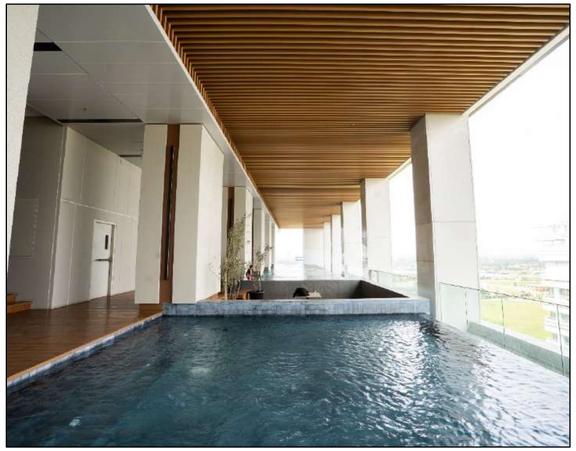
1 Main Lobby





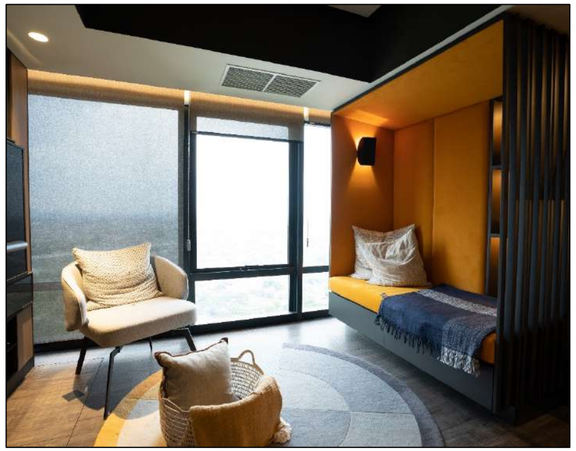
2 Gym & Swimming Pool





3 Room with 2 Bedroom





ONGOING PROJECTS



TRUE LAND

DISTRICT EAST

AT KARAWANG

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

Member of TRINLAND



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







TRUE LAND

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 tranquillity and a connection with nature.

Member of TRINLAND



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





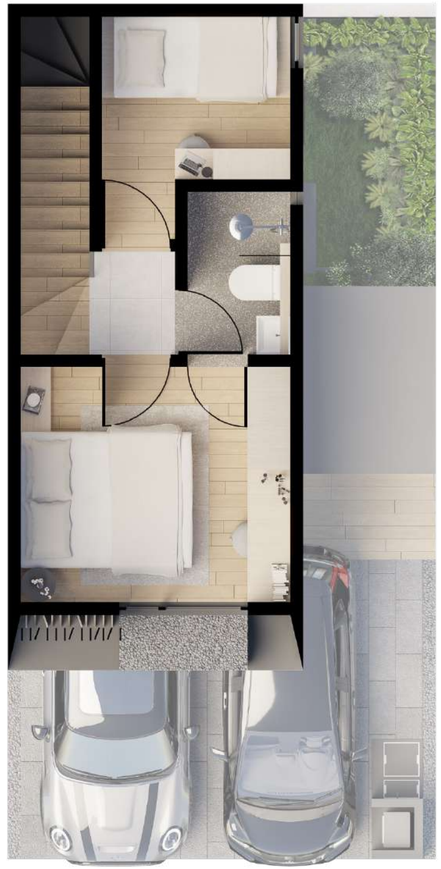
2 RENDER INTERIOR CLUSTER EASTWOOD





3 RENDER STANDARD TYPE 510 HOUSE PLAN





CURRENT SITUATION IN DISTRICT EAST

As of October 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 October 31, 2026

1 MARKETING GALLERY DISTRICT EAST

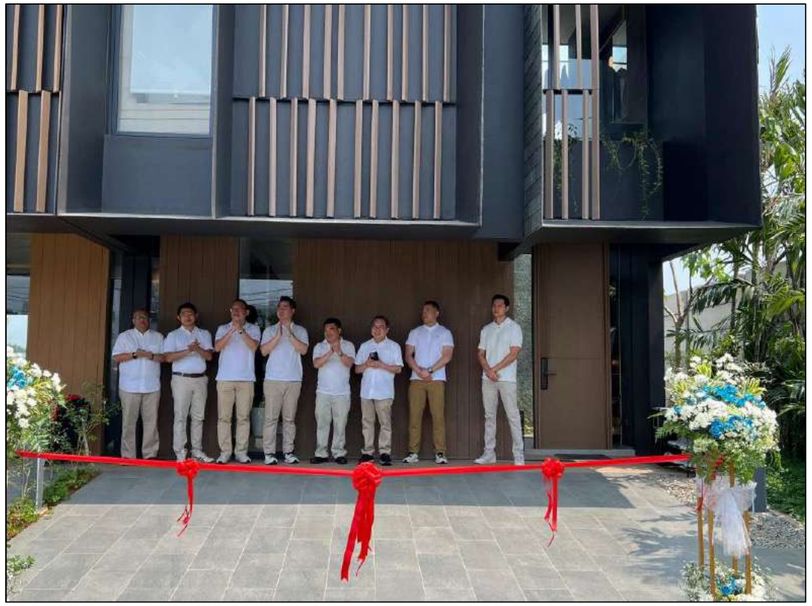


2 INSIDE MARKETING GALLERY DISTRICT EAST



SHOWHOUSE
DISTRICT EAST
As of October 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 October 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 October 31, 2026

3 SHOWHOUSE EASTWOOD UNIT T510+ & T612+



Interior Finishing for the Bathroom Area



Master Bedroom Interior Finishing



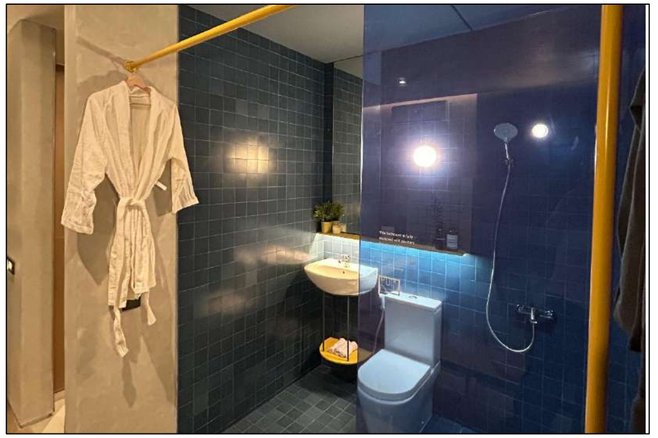
Pantry and Dining Interior Finishing



Children's Bedroom Interior Finishing



Living Room Interior Finishing



Interior Finishing for the Bathroom Area

LAKE AREA

DISTRICT EAST

As of October 31, 2026

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





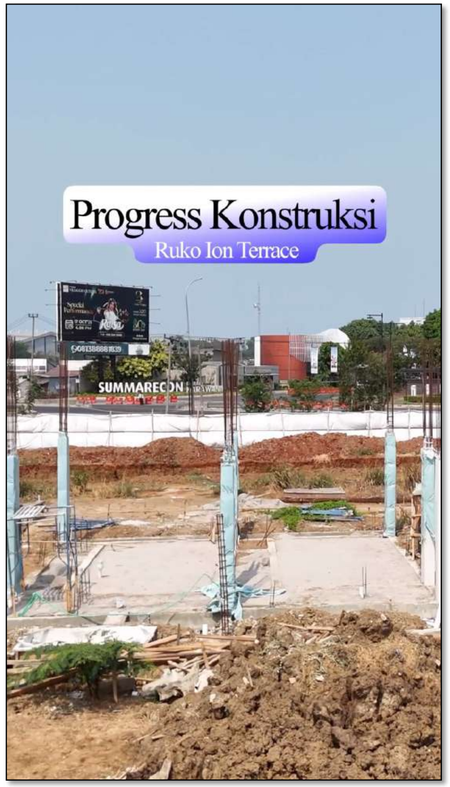
The image shows the progress of land preparation **for the lake area at the District East** project in **Karawang**. The lake contours have been clearly shaped through **the cut-and-fill** process, with soil compaction carried out in stages to ensure a stable land structure. **This land preparation** 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.

SHOPHOUSE SHOW UNIT

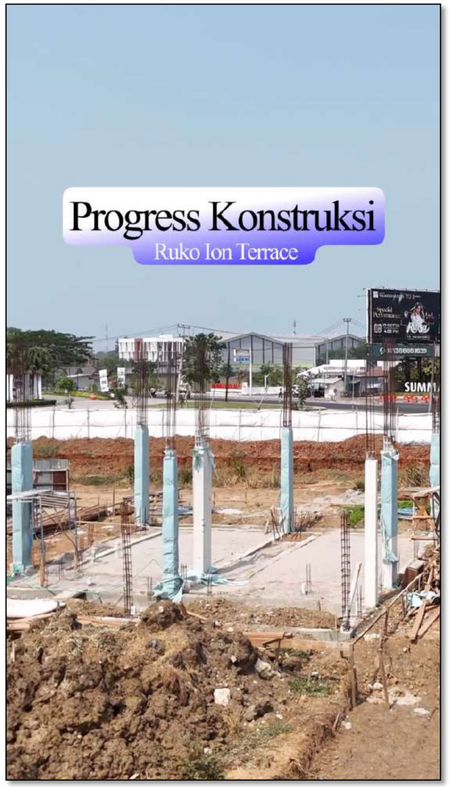
DISTRICT EAST

As of October 31, 2026

5 Ion Terrace Shophouse Show Unit Foundation and Substructure Works









The construction of **the Ion Terrace shophouse show units**, including both **the standard and corner show units**, is progressing through the foundation and early structural works stage. The ongoing activities reflect the continued development of the show units in preparation for the subsequent stages of construction.

SHOPHOUSE SHOW UNIT

DISTRICT EAST

As of October 31, 2026

6 Phase 2 Commercial Shophouse Area - Land Cutting Progress



Commercial Shophouse Area - Land Cutting Progress





Commercial Shophouse - Road Formation Progress

The Company is currently carrying out **land cutting works in the Phase 2 Commercial Shophouse Area** as part of the site preparation process. This activity is aimed at achieving the planned site elevation and creating optimal land conditions to support the subsequent stages of commercial area development.

CLUSTER EASTWOOD

DISTRICT EAST

As of October 31, 2026

7 Land Cutting Progress



Eastwood Cluster - Land Cutting Progress



Eastwood Cluster - Road Formation Progress

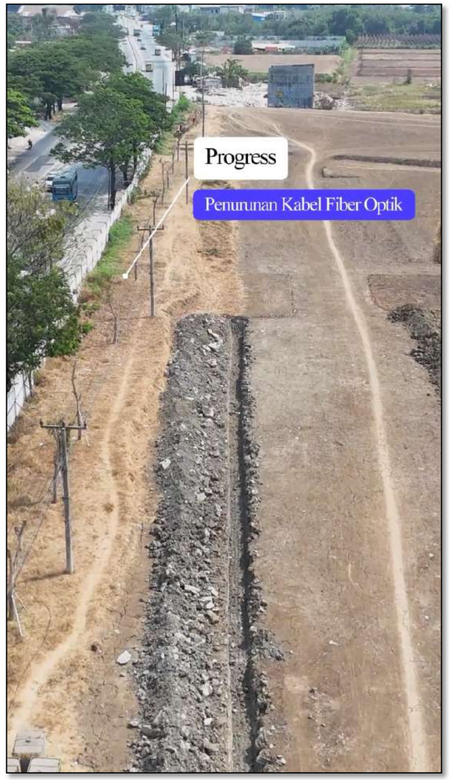
The Company is currently progressing with **land cutting and road formation works in Phase 3 of the Eastwood Cluster**. These activities are being carried out to establish the site's topography and road infrastructure, supporting the overall development plan and preparing the area for subsequent construction stages.

INFRASTRUCTURE DEVELOPMENT

DISTRICT EAST

As of October 31, 2026

8 Infrastructure Development Works





The infrastructure development works are progressing across several areas, including utility installation and the initial development of supporting infrastructure. These ongoing activities form part of the overall site development in preparation for the next stages of the project.

DISTRICT EAST KARAWANG
MOU SIGNING CEREMONY WITH MOSSLIFE COFFEE

January 26th, 2026



District East (represented by **Mr. Yohanes E. Christianto as President Director of PT Triniti Dinamik Tbk**) and **Mosslife Coffee**, a brand under **AlfaLand Group** (represented by **Mr. Hanto Djoko Susanto as President Director of AlfaLand Group**), are pleased to announce the signing of a Memorandum of Understanding (MoU) to establish **Mosslife Coffee at District East Karawang**. This collaboration marks the beginning of a strategic partnership aimed at enhancing the lifestyle ecosystem within District East. The presence of Mosslife Coffee is expected to further strengthen the area's appeal as an integrated lifestyle destination that brings together residential, commercial, and community spaces in Karawang.

TRUE LAND MOU SIGNING CEREMONY
WITH ARTOTEL GROUP

February 25th, 2026



True Land (IDX: TRUE) is pleased to announce **the signing of a Memorandum of Understanding (MoU)** with **Artotel Group** to establish a strategic collaboration in the development and management of hotel projects across selected True Land developments. This partnership combines True Land's integrated property development with Artotel Group's expertise in boutique and lifestyle hotel management, while also supporting the creation of long-term recurring revenue and enhancing the overall value of the developments.

DISTRICT EAST MOU SIGNING CEREMONY
WITH PDAM

March 1st, 2026



True Land (IDX: TRUE) is pleased to announce **the signing of a Memorandum of Understanding (MoU)** between **District East Karawang** and **PDAM** to establish a strategic collaboration in the provision of clean water infrastructure for the District East area. This partnership combines True Land's vision for integrated township development with Perumdam Tirta Tarum's role as a regional clean water provider, while supporting the creation of a modern, sustainable, and well-serviced residential and commercial environment in Karawang.

DISTRICT EAST MOU SIGNING CEREMONY
WITH PT WAHANA INTERNET NUSANTARA (BNET)

July 10th, 2026

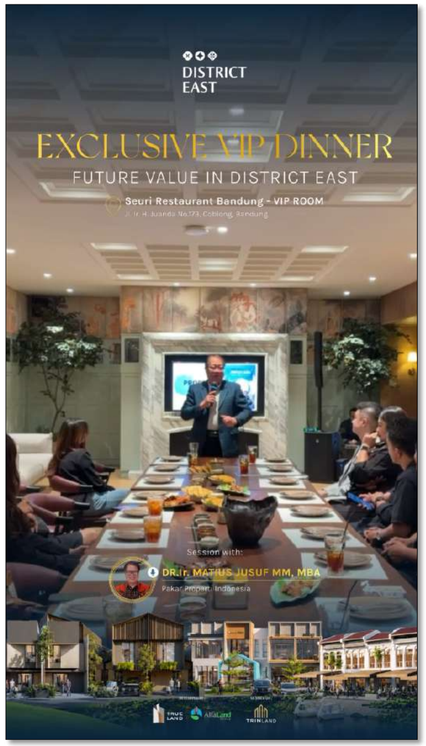


True Land (IDX: TRUE) is pleased to announce **the signing of a Memorandum of Understanding (MoU)** between **District East Karawang** and **PT Wahana Internet Nusantara (BNET)** to establish a strategic partnership in digital infrastructure and township connectivity.This partnership combines True Land's vision for integrated township development with BNET's expertise in digital infrastructure to support network readiness across residential areas, business centers, commercial units, and township facilities in line with District East's phased development. The collaboration reflects True Land's commitment to creating a modern, sustainable, and well-connected township that enhances quality of life and supports long-term growth in Karawang.

EXCLUSIVE VIP DINNER
FUTURE VALUE IN DISTRICT EAST

October 11th, 2026







During this gathering held in Bandung, the Company highlighted **the potential of the property market in Karawang**, including its **District East development project**, as part of the Company's efforts to capture growth opportunities in the region's property sector. The event also served as a platform for **knowledge sharing and networking**, while raising awareness of Karawang's property development potential.

IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY
As of October 31, 2026



Donation for Bridge Renovation in Desa Kondangjaya
Karawang, February 26, 2026



Stunting Prevention Socialization for the Surrounding Community
Karawang, April 02, 2026



Qurban Donation for Desa Kondangjaya
Karawang, May 21, 2026



Qurban Donation for Desa Margasari
Karawang, May 21, 2026

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 October 31, 2026



Qurban Donation for Pemda Kabupaten Karawang
Karawang, May 25, 2026



Qurban Donation around Springwood
Tangerang, May 25, 2026



Qurban Donation for Kelurahan Kunciran
Tangerang, May 25, 2026

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IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY
As of October 31, 2026



Donation of Tote Bags and Travel Pouches for Hajj Pilgrims
Jakarta, June 09, 2026



CSR Donation to Desa Kondangjaya for Indonesia's 81 Independence Day
Karawang, August 12, 2026



Distribution of Donation Assistance for Communities Affected by the Fire in Desa Kodangjaya
Karawang, October 16, 2026

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.

FINANCIAL PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2022	2023	2024	2025	9M 2025	9M 2026
Sales and Revenues	210.537	95.125	87.151	91.502	35.810	43.754
Cost of Sales and Direct Cost	(170.168)	(77.018)	(62.127)	(73.875)	(28.620)	(30.059)
Gross Profits	40.369	18.108	25.023	17.627	7.190	13.649
Operating Profit	(17.250)	(18.295)	(58.875)	(35.312)	(17.220)	(33.537)
Net Profit (Loss) For The Year	(17.331)	(20.233)	(58.688)	(35.312)	(17.220)	(33.537)
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	(18.249)	(19.889)	(57.334)	(34.795)	(16.464)	(33.554)

BALANCE SHEET (in millions rupiah)	2022	2023	2024	2025	2025	9M 2026
Assets						
Current Assets	577.507	542.277	500.984	542.228	542.228	523.715
Non-Current Assets	226.960	238.130	269.180	139.622	139.622	138.132
Total Assets	804.467	780.407	770.164	681.850	**681.850**	**661.847**
Liabilities and Equity						
Current Liabilities	221.816	220.364	280.296	179.805	179.805	111.819
Non-Current Liabilities	245.368	242.673	230.168	277.235	277.235	358.756
Total Liabilities	467.185	463.037	510.464	457.040	**457.040**	**470.575**
Equity	337.282	317.370	259.700	224.810	224.810	191.271
Total Liabilities and Equity	804.467	780.407	770.164	681.850	**770.164**	**780.467**

RATIO	2022	2023	2024	2025	9M 2025	9M 2026
Current Ratio (x)	2,60	2,46	1,79	3,02	3,02	4,68
Total Liabilities to Total Equity (x)	1,39	1,46	1,97	2,03	2,03	2,46
Total Liabilities to Total Asset (x)	1,01	0,59	0,66	0,67	0,67	0,71
Net Profit to Total Assets (%)	-2,15%	-3%	-8%	-8,11%	-2,53%	-5,07%
Net Profit to Total Equity (%)	-5%	-6%	-23%	-24,61%	-7,66%	-17,53%

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 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

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