2026 | 9M RESULTS

PT TRINITI DINAMIK TBK

(UNAUDITED)



TRUE LAND

NOVEMBER 20, 2026



MANAGEMENT

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.

TICKER
IDX : TRUE

MARKET CAPITALIZATION
IDR 227.133.235.800
as of October 31, 2026

ISSUED SHARES
7.571.107.860

SHARE PRICE

Jan 01 2026	Rp 262
Oct 31 2026	Rp 30
High/Low	Rp 535/18

SHAREHOLDERS

PT Agung Perkasa Investindo	52.83%
PT Perintis Triniti Properti	9.93%
PT Valtos Globalindo	2.72%
Vincent Yo	1.42%
Public	33.10%

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

FINANCIAL SUMMARY

in thousands IDR	Q3 2025	Q3 2026	%
Revenue	35.810	43.754	22,2%
Cost of Revenue	(28.620)	(30.059)	-5,0%
Gross Profit	7.190	13.649	89,8%
Net Profit	(17.220)	(33.537)	-95%
Operating Profit	(17.220)	(33.537)	-94,8%
Profit Before Tax	(17.220)	(33.537)	-94,8%
Net Profit Attributable to Owners of Parent Entity	(17.184)	(33.554)	-95,3%

in thousands IDR	Dec 31-2025	Sep 30-2026	%
Assets			
Current Assets	542.228	523.715	-3,4%
Non-current Assets	139.623	138.132	-1,1%
Total Assets	**681.851**	**661.847**	**-2,9%**
Liabilities			
Current Liabilities	179.805	111.819	-37,8%
Non-current Liabilities	277.236	358.756	29,4%
Total Liabilities	**457.041**	**470.575**	**3,0%**
Equity	224.810	191.272	-14,9%
Total Liabilities & Equities	**681.851**	**661.847**	**-2,9%**

9M 2026 HIGHLIGHTS

22,2%
INCREASE IN REVENUE

The Company recorded a revenue of IDR 43.75 billion in 9M26, marking a 22.2% increase from the same period in the previous year, which was recorded at IDR 35.81 billion.

89,8%
INCREASE IN GROSS PROFIT

In 9M26, the Company recorded a Gross Profit of IDR 13.64 billion, surging 89.8% from IDR 7.19 billion in the same period of the previous year.

-2,9%
DECREASE IN TOTAL ASSETS

The Company's Total Assets slightly decreased by 2.9% from IDR 681.85 billion in FY 2025 to IDR 661.84 billion in 9M26, primarily due to slight declines in both Current Assets and Non-Current Assets.

3,0%
INCREASE IN TOTAL LIABILITIES

In 9M26, the Company recorded total liabilities of IDR 470.58 billion, up 3.0% from IDR 457.04 billion in FY25, mainly driven by a 29.4% increase in Non-Current Liabilities which outweighed the 37.8% reduction in Current Liabilities.

NEW PROJECT
LAUNCH

The Company is now expanding into the landed housing and commercial segments with District East, project in Karawang featuring the Ion Terrace commercial shophouses. This new development marks a strategic shift for the Company, aligning with growing market demand for innovative and sustainable mixed-use communities.

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME



REVENUE

Triniti Dinamik has achieved a Revenue of IDR 43.75 billion in 9M26, representing a 22.2% increase compared to the same period in the previous year which was recorded at IDR 35.81 billion. This growth reflects stronger revenue recognition and continued progress across the Company's ongoing projects. Looking forward, the Company remains confident in its growth trajectory, supported by its strategic expansion into the landed housing market. The development of District East is anticipated to play a pivotal role in accelerating future performance and diversifying the Company's development portfolio.



COST OF REVENUE

The Company's Cost of Revenue was IDR 30.05 billion in 9M26, compared to IDR 28.62 billion in 9M25, representing a modest increase of 5.0%. This controlled change aligns with higher total revenue during the period while highlighting the Company's ongoing efforts to optimize its cost structure and enhance gross margin efficiency.

PROFITABILITY

The Company recorded a Gross Profit of IDR 13.64 billion in 9M26, up significantly by 89.8% from IDR 7.19 billion in the same period last year. Net Loss for the period stood at IDR 33.53 billion, compared to IDR 17.22 billion a year earlier, reflecting higher operating expenses during ongoing project expansion. Nevertheless, the Company has been actively expanding into the landed house segment, in line with its long-term growth strategy, namely District East located in Karawang. Furthermore, District East is expected to strengthen the portfolio mix and contribute positively to future revenue streams of the Company.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in thousands IDR	Dec 31-2025	Sep 30-2026	%
Assets			
Current Assets	542.228	523.715	-3,4%
Non-current Assets	139.623	138.132	-1,1%
Total Assets	**681.851**	**661.847**	**-2,9%**
Liabilities			
Current Liabilities	179.805	111.819	-37,8%
Non-current Liabilities	277.236	358.756	29,4%
Total Liabilities	**457.041**	**470.575**	**3,0%**
Equity	224.810	191.272	-14,9%
Total Liabilities & Equities	**681.851**	**661.847**	**-2,9%**



ASSETS

As of September 30, 2026 (9M26), the Company's total assets stood at IDR 661.84 billion, slightly lower by 2.9% than IDR 681.84 billion at the end of 2025. This movement was mainly driven by a 3.4% decrease in current assets from IDR 542.22 billion to IDR 523.71 billion, alongside a slight 1.1% decline in non-current assets from IDR 139.62 billion to IDR 138.13 billion.

LIABILITIES

In 9M26, the Company recorded total liabilities of IDR 470.57 billion, a 3.0% increase from IDR 457.04 billion at the end of 2025. This growth was largely driven by higher non-current liabilities, which rose 29.4% from IDR 277.23 billion to IDR 358.75 billion, offsetting the 37.8% reduction in current liabilities from IDR 179.80 billion to IDR 111.82 billion.

EQUITY

The Company's total equity was recorded at IDR 191.27 billion in 9M26, down 14.9% from IDR 224.81 billion at the end of the previous year. This decrease was primarily due to the net loss recorded during the period.

Company Background

Since its establishment in 2014, Triniti 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.



The Launch of District East

PT Triniti 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



MoU Signing Ceremony with
PT Wahana Internet Nusantara (BNET)
July 10, 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