

2024 | 9M RESULTS

PT TRINITI DINAMIK TBK. (UNAUDITED)



TRINITI
DINAMIK



MANAGEMENT

BOARD OF DIRECTORS

PRESIDENT DIRECTOR

Yohanes E. Christianto

DIRECTOR

Chandra

DIRECTOR

Septian Starlin

BOARD OF COMMISSIONERS

PRESIDENT COMMISSIONER

Heriyanto

COMMISSIONER

Johanes L. Andayaprana

COMMISSIONER

Kevin Jong

INDEPENDENT COMMISSIONER

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

INDEPENDENT COMMISSIONER

Danny Sutradewa

TICKER

IDX : TRUE

MARKET CAPITALIZATION

IDR 143.851.049.340
as of December 12, 2024

ISSUED SHARES

7.571.107.860

SHARE PRICE

July 1 2024	Rp 13
Sep 30 2024	Rp 22
High/Low	Rp 24/11

SHAREHOLDERS

PT Agung Perkasa Investindo	52.83%
PT Perintis Trinita Properti	14.49%
PT Panca Agung Gemilang	05.68%
Public	27.00%

INVESTOR RELATIONS

corsec@trinitidinamik.com
www.trinitidinamik.com

FINANCIAL SUMMARY

in IDR	9M 2023	9M 2024	%
Revenue	62.279.171.897	70.316.973.080	13%
Cost of Revenue	(49.733.382.831)	(54.701.650.504)	10%
Gross Profit	12.545.789.066	15.615.322.576	24%
Operating Expense	(24.803.774.629)	(31.056.512.910)	25%
Operating Profit	(12.257.985.563)	(15.441.190.334)	21%
Profit Before Tax	(12.967.446.542)	(16.128.383.930)	8%
Net Profit	(13.734.513.348)	(16.249.147.688)	8%
Net Profit Attributable to Owners of Parent Entity	(13.717.112.893)	(16.046.756.938)	2%

in IDR	FY 2023	9M 2024	%
Assets			
Current Assets	542.277.681.958	556.857.191.664	3%
Non-current Assets	238.129.783.209	244.511.459.459	3%
Total Assets	780.407.465.167	801.368.651.123	3%
Liabilities			
Current Liabilities	220.364.482.391	267.765.340.812	22%
Non-current Liabilities	242.672.901.933	232.209.236.145	-4%
Total Liabilities	463.037.384.324	499.974.576.957	8%
Equity	317.370.080.843	301.394.074.166	-5%
Total Liabilities & Equities	780.407.465.167	801.368.651.123	3%

9M24 HIGHLIGHTS

13%

INCREASE IN
REVENUE

Triniti Dinamik recorded a revenue of IDR70.31 billion in 9M24, a 13% increase in recorded revenue compared to the same period of last year which was recorded at IDR62.27 billion. The Smith was the sole contributor to the Company's Revenue in 9M24.

24%

INCREASE IN
GROSS PROFIT

Gross Profit increased 24% accordingly from IDR12.54 billion in 9M23 to IDR15.61 billion in 9M24.

3%

INCREASE IN
TOTAL ASSETS

The Company's Total Assets increased by 3% from IDR780.40 billion in FY23 to IDR801.36 in 9M24 due to an increase in both Current Assets and Non-Current Assets, both 3% respectively.

8%

INCREASE IN
TOTAL LIABILITIES

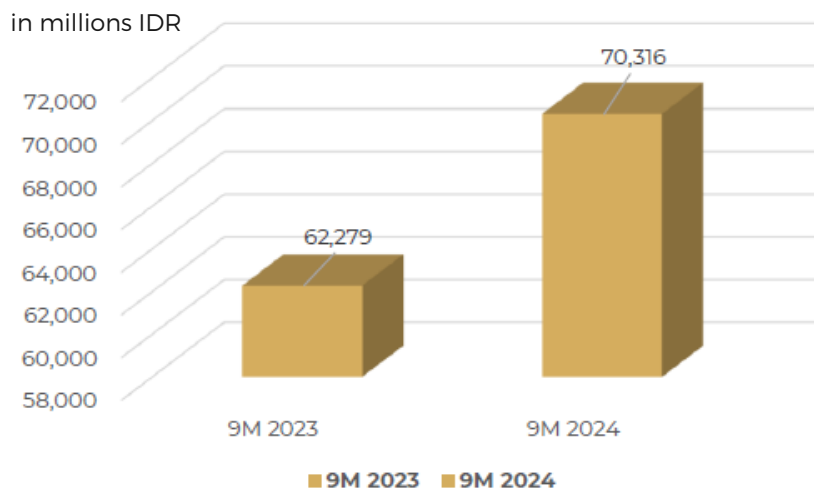
The Total Liabilities increased 8% from IDR463.03 billion in FY23 to IDR499.97 billion in 9M24 due to growth in Advances from Customers.

**NEW PROJECT
LAUNCH**

The Company is now expanding into the landed housing market with District East, an integrated 26-hectare project in Karawang. This new development marks a strategic shift for the Company, aligning with growing market demand for innovative and sustainable residential communities.

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

REVENUE



Triniti Dinamik achieved a Revenue of IDR70.31 billion in 9M24, marking a 13% increase from the IDR62.27 billion recorded in the same period last year. This growth was solely driven by The Smith, with unit handovers completed in 2022 and 2023. Looking ahead, the Company is optimistic about stronger prospects over the next 3-5 years, supported by its strategic expansion into the landed housing market. The launch of its highly anticipated flagship landed housing project, District East in 2024, is expected to be a key driver of future growth.

COST OF REVENUE

The Cost of Revenue in 9M24 increased by 10% from IDR49.73 billion in 9M23 to IDR54.70 billion in 9M24, which is in line with the increase in total Revenue recorded during the period, including direct costs related to the production and delivery of the goods sold. Since Triniti Dinamik was able to record higher revenue in 9M24, the Cost of Revenue recorded also increased as follows.

PROFITABILITY

The Company recorded a Gross Profit of IDR15.61 billion in 9M24, reflecting a 24% increase from IDR12.54 billion in the same period last year. Despite this improvement, the Company reported a Net Loss for the period. However, the Net Loss narrowed by 8%, increasing from IDR13.73 billion in 9M23 to IDR16.24 billion in 9M24.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in IDR	FY 2023	9M 2024	%
Assets			
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Non-current Assets	238.129.783.209	244.511.459.459	3%
Total Assets	780.407.465.167	801.368.651.123	3%
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Equity	317.370.080.843	301.394.074.166	-5%
Total Liabilities & Equities	780.407.465.167	801.368.651.123	3%

ASSETS

The Company's Total Assets increased by 3% from IDR780.40 billion in FY23 to IDR801.36 in 9M24 due to an increase in both Current Assets and Non-Current Assets, both 3% respectively. The increase in Current Assets is mainly due to the growth in Cash and Cash Equivalents where it grew 260% from IDR 5.13 billion in FY2023 to IDR18.15 billion in 9M24. While the increase in Non-Current Assets is mainly due to Advances that went up 4% from IDR194.96 billion in FY23 to IDR202.88 billion in 9M24.

LIABILITIES

Total Liabilities increased 8% from IDR463.03 billion in FY23 to IDR499.97 billion in 9M24 due to an increase in Current Liabilities. This is mainly due to a growth in Advances from Customers which was recorded at IDR86.62 billion in FY23 and grew 47% to IDR127.03 billion in 9M24.

EQUITY

Total Equity decreased by 5% from IDR317.37 billion in FY23 to IDR301.39 billion in 9M24. This decline was primarily attributed to a decrease in Other Comprehensive Income that is Unappropriated, which went down 94% from IDR17.01 billion to IDR964.67 million.



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**, an integrated 26-hectare project in Karawang. This new development marks a strategic shift for the company, aligning with growing market demand for innovative and sustainable residential communities.



DISTRICT EAST



Triniti Dinamik x AlfaLand: The Launch of District East

Triniti Dinamik signed a cooperation agreement with AlfaLand Group on June 21, 2023 to collaborate in developing a 26-hectare mixed-use project in Karawang called District East. The project focuses on creating a vibrant, sustainable community with a blend of residential, commercial, and lifestyle spaces that incorporates eco-friendly design principles and modern infrastructure to cater to urban lifestyles.

District East consists of 8 housing clusters, the first of which is called Eastwood and is currently being developed. Eastwood itself is an affordable landed house project that presents a modern Singaporean lifestyle, combining urban luxury with Eastern cultural persona to create a life that is not only superior but also depicts harmony. It is hoped that this project can contribute to Triniti Dinamik's income in the next 4 to 5 years.

This project represents a significant milestone for the Company, marking its expansion beyond Tangerang and reflecting its commitment to diversifying its portfolio after solely focusing on high-rise buildings. On August 18, 2024, Triniti Dinamik, in collaboration with AlfaLand Group, proudly celebrated the grand opening of the Marketing Gallery for District East.

Triniti Dinamik Corporate Strategy

- Focused on **innovative and sustainable real estate developments** to meet evolving market demands.
- Emphasizes **strategic partnerships** (e.g., with Alpha Land) 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.

Future Outlook of Triniti Dinamik with District East

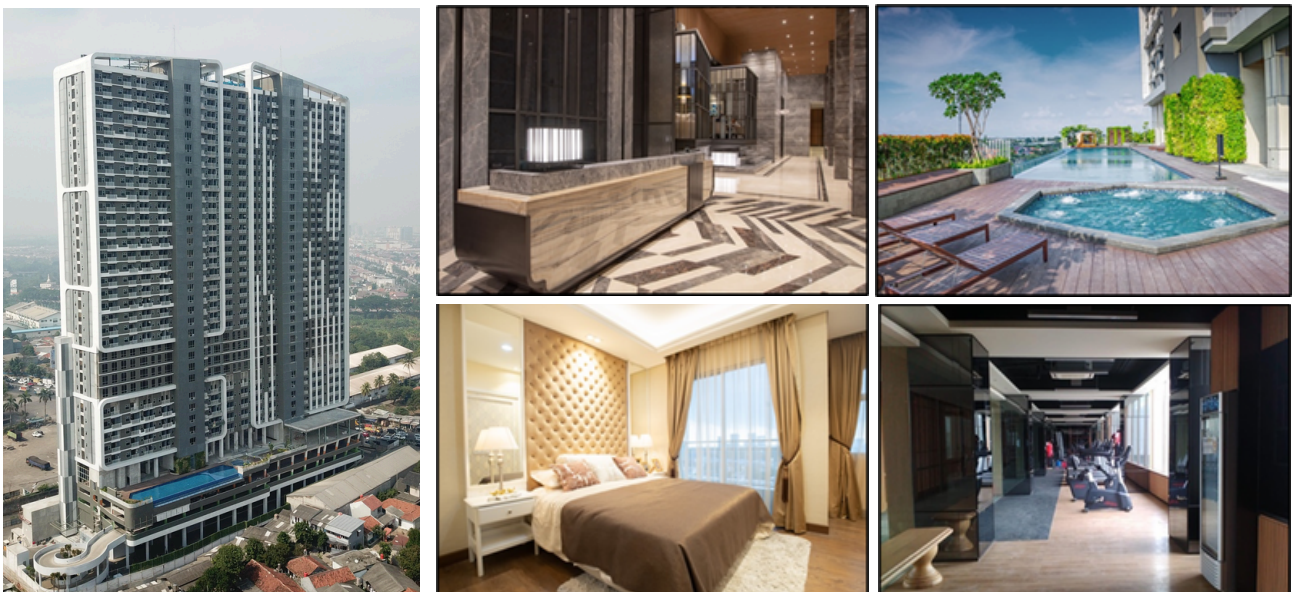
- The launch of District East positions Triniti Dinamik as a **key player in mixed-use development**, boosting its portfolio and market presence.
- Expected to contribute significantly to the company's growth and **revenue diversification**.
- Aligns with the company's long-term vision of creating **sustainable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

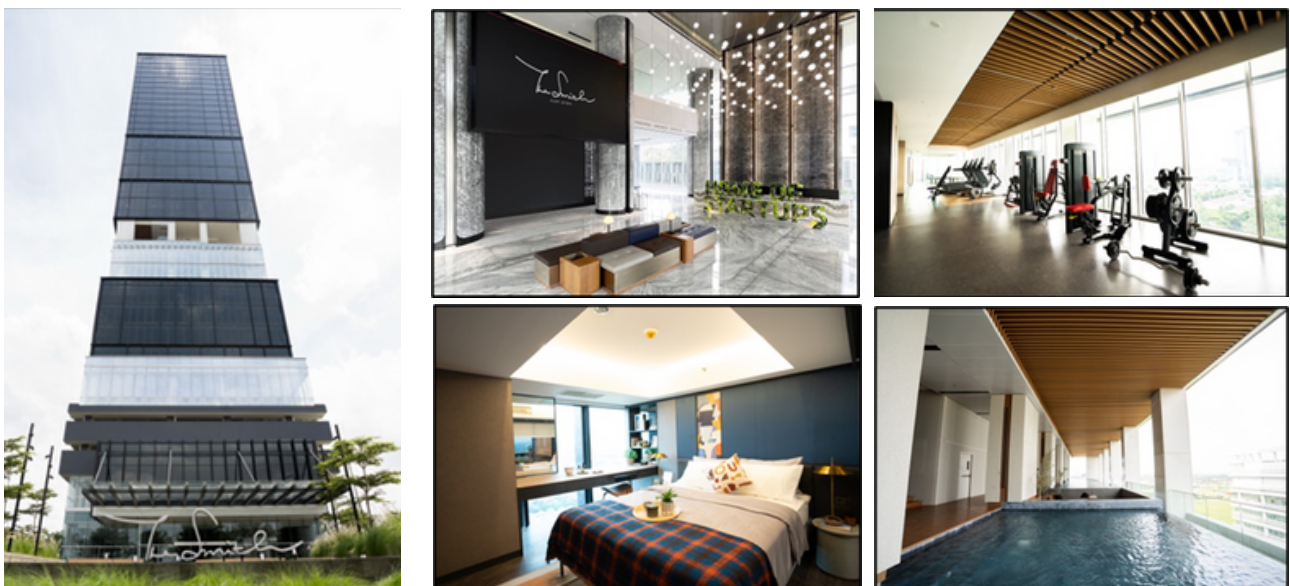
The Company has 3 projects in its portfolio:

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
18 Aug 2024



Marketing Gallery Front View



Marketing Gallery Indoor

Eastwood Cluster Show House Construction

Nov 2024



Facade Finishing



Roof Construction



Staircase Foundation

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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