

COMPANY UPDATE MAR 2025

PT. TRINITI DINAMIK TBK. (TRUE)

Member of  TRINITILAND

April 21, 2025

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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 March 31, 2025)

- **PT Agung Perkasa Investindo**
4,000,000,000 shares, 52.83%
- **PT Perintis Trinita Properti Tbk**
1,097,261,584 shares, 14.49%
- **PT Panca Agung Gemilang**
430,299,956 shares, 5.68%
- **Public**
2,055,880,000 shares, 27.15%

Total : 7,583,441,540 shares

As of April 17, 2025



ABOUT TRINITY 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 of around 26 Ha.

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

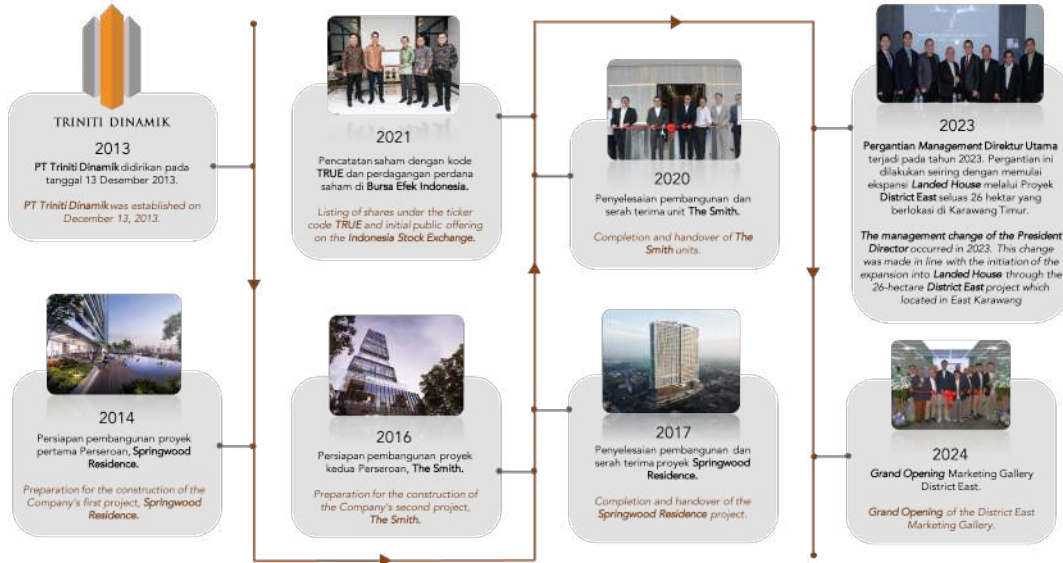
To be one of the best property developers in Indonesia.

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.

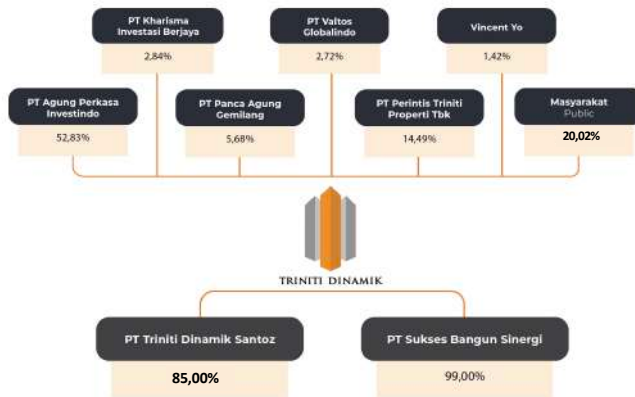


MILESTONE

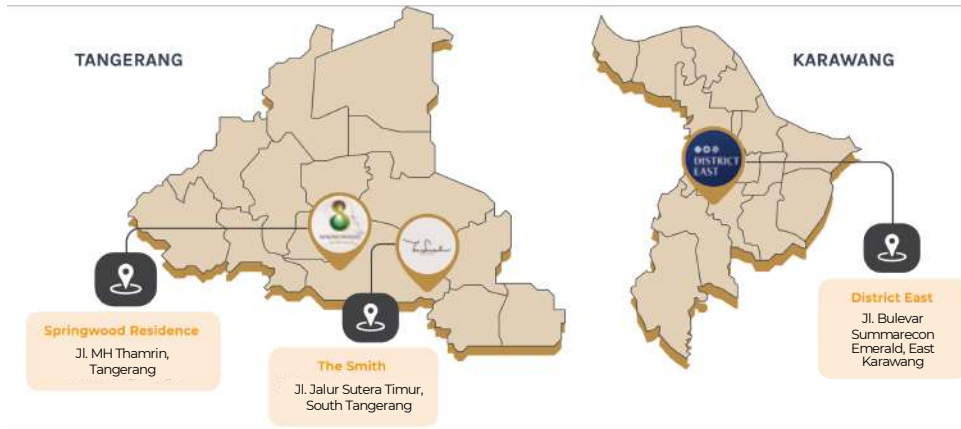


CORPORATE STRUCTURE

As of March 31, 2025



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



DISTRICT EAST AT KARAWANG

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



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



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 70% of the total area dedicated to open green spaces. The abundance of lush greenery creates an oasis-like atmosphere, making it a haven for those who seek tranquility and a connection with nature.



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



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 26-hectare land into a modern residential and commercial destination.

MARKETING GALLERY

DISTRICT EAST

As of 31 January 2025

1 MARKETING GALLERY DISTRICT EAST



2 INSIDE MARKETING GALLERY DISTRICT EAST



SHOWHOUSE

DISTRICT EAST

As of 31 Maret 2025

CONSTRUCTION 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 31 January 2025

2 TRINITI DINAMIK FOCUSED ON SUSTAINABILITY

PT Trinita Dinamik Tbk is committed to implementing a comprehensive sustainability transformation strategy. The company applies a sustainable transformation business strategy aimed at generating not only material benefits but also long-term intangible value.



FINANCIAL PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2019	2020	2021	2022	2023	2024
Sales and Revenues	227.040	201.114	372.941	210.537	95.125	87.151
Cost of Sales and Direct Cost	(157.584)	(137.313)	(289.115)	(170.168)	(77.018)	(62.127)
Gross Profits	69.456	63.801	83.826	40.369	18.108	25.023
Operating Profit	33.019	23.899	32.605	(17.250)	(18.295)	(58.875)
Net Profit (Loss) For The Year	33.002	23.891	32.599	(17.331)	(20.233)	(58.688)
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	31.865	24.960	33.157	(18.249)	(19.889)	(57.334)
BALANCE SHEET (in millions rupiah)	2019	2020	2021	2022	2023	2024
Assets						
Current Assets	776.105	866.833	686.782	577.507	542.277	500.984
Non-Current Assets	140.795	108.068	225.898	226.960	238.130	269.180
Total Assets	916.899	974.901	912.679	804.467	780.407	770.164
Liabilities and Equity						
Current Liabilities	546.099	476.105	305.474	221.816	220.364	280.296
Non-Current Liabilities	332.245	324.349	251.604	245.368	242.673	230.168
Total Liabilities	878.344	800.454	557.078	467.185	463.037	510.464
Equity	38.556	174.447	355.601	337.282	317.370	259.700
Total Liabilities and Equity	916.899	974.901	912.679	804.467	780.407	770.164
RATIO	2019	2020	2021	2022	2023	2024
Current Ratio (x)	1,42	1,82	2,25	2,60	2,46	1,79
Total Liabilities to Total Equity (x)	22,78	4,59	1,57	1,39	1,46	1,97
Total Liabilities to Total Asset (x)	8,86	2,47	1,12	1,01	0,59	0,66
Net Profit to Total Assets (%)	3,60%	2,45%	3,57%	-2,15%	-3%	-8%
Net Profit to Total Equity (%)	86%	14%	9%	-5%	-6%	-23%

* Liabilities (Interest-bearing Debt) to Equity



CORPORATE STRATEGY

1. 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.

2. 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.

3. Improved 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.

4. Measured Management Transformation and 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.



TRINITI DINAMIK

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