COMPANY UPDATE
July 2025

PT. TRINITI DINAMIK TBK. (TRUE)

Member of TRINITILAND

August 05, 2025

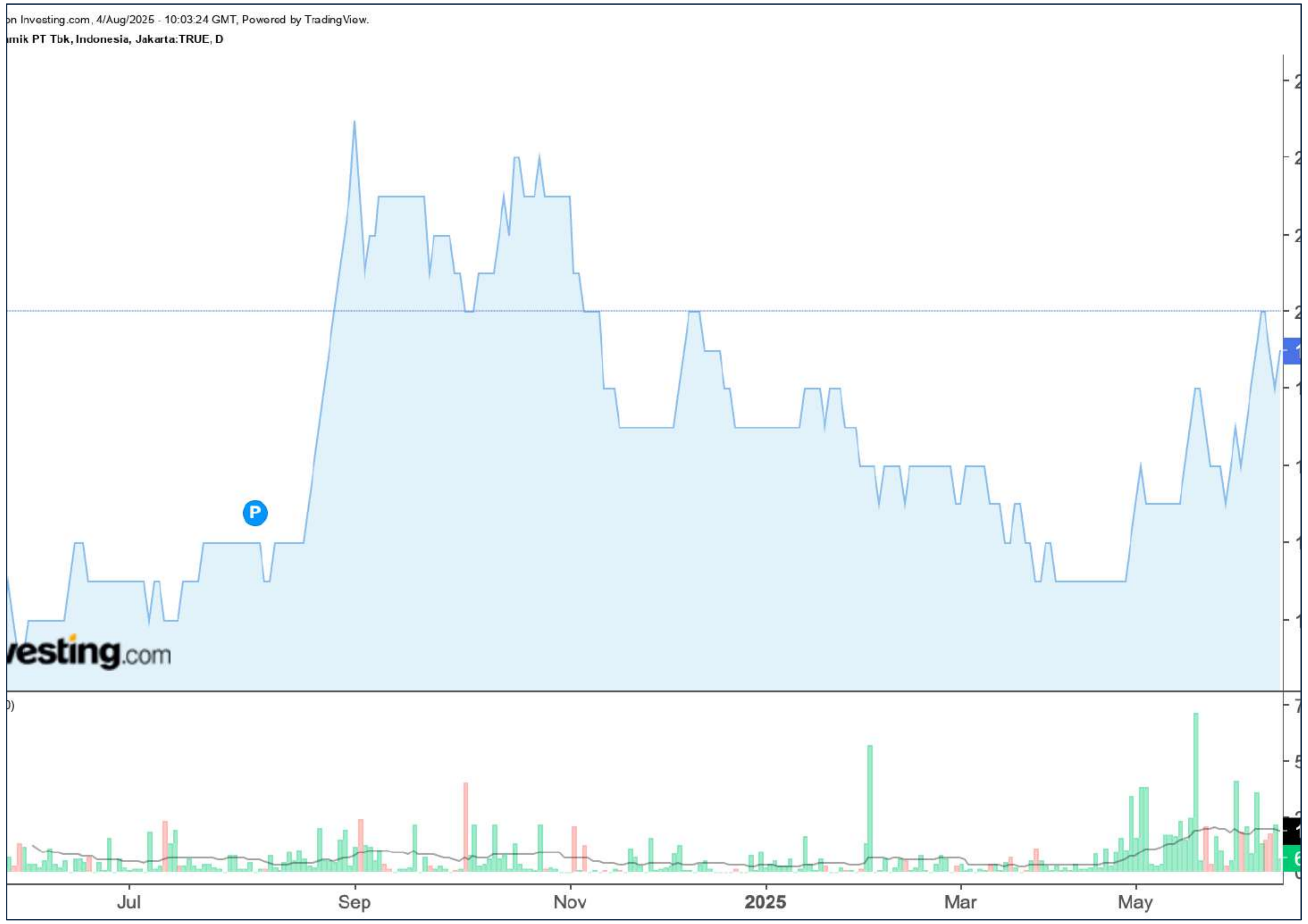
TABLE OF CONTENTS

SHAREHOLDER INFORMATION

Share Information

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

As of August 04, 2025



Shareholder Composition

(As of July 31, 2025)

- **PT Agung Perkasa Investindo**
  4,000,000,000 shares, 52.83%
- **PT Perintis Triniti 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

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 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

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

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

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

CORPORATE STRUCTURE

As of July 31, 2025

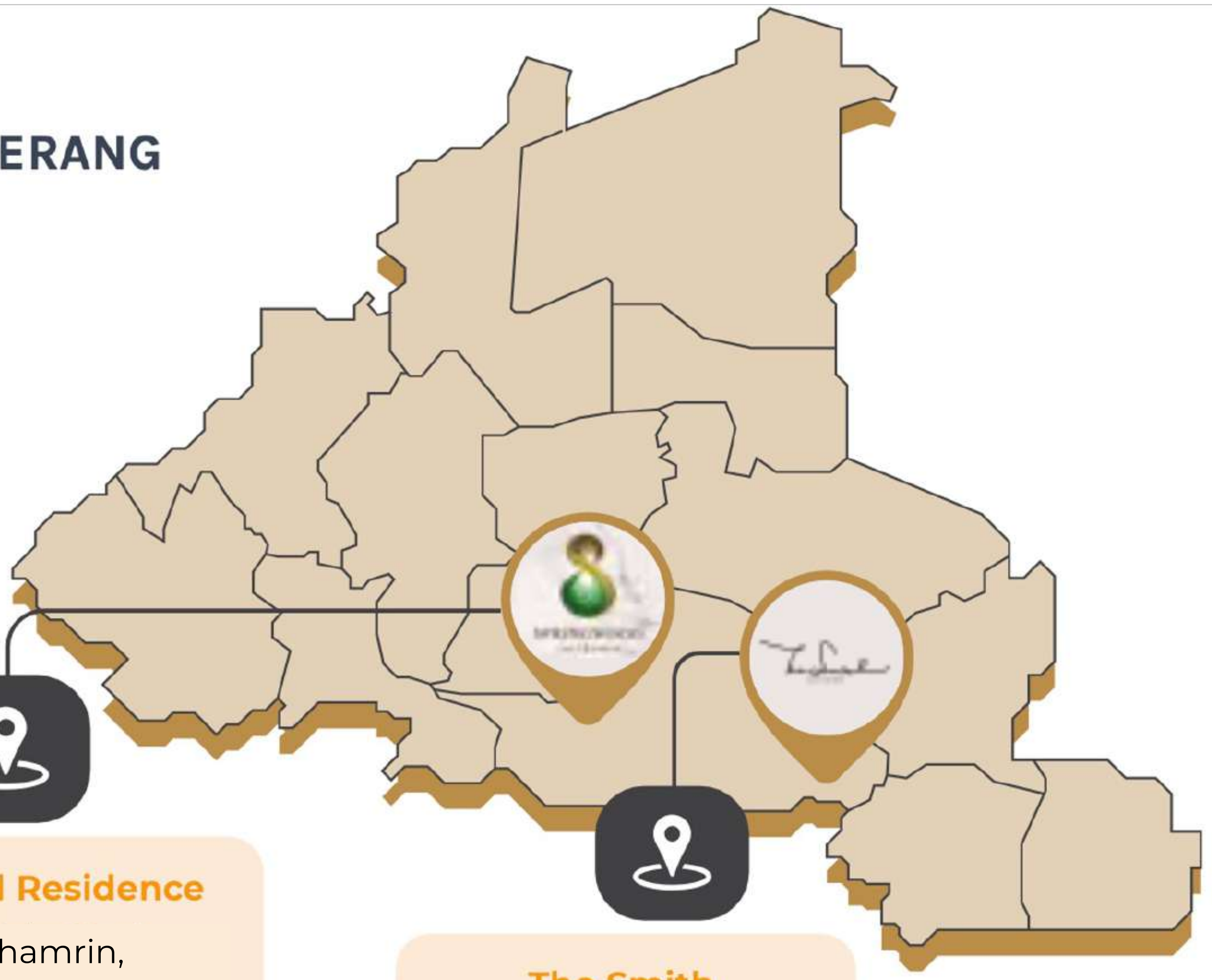
PT Kharisma Investasi Berjaya	2,84%
PT Valtos Globalindo	2,72%
Vincent Yo	1,42%
PT Agung Perkasa Investindo	52,83%
PT Panca Agung Gemilang	5,68%
PT Perintis Triniti Properti Tbk	14,49%
Masyarakat Public	20,02%

TRINITI DINAMIK

PT Triniti Dinamik Santoz	85,00%
PT Sukses Bangun Sinergi	99,00%

BUSINESS AREA MAP

TANGERANG



Springwood Residence

Jl. MH Thamrin,
Tangerang

The Smith

Jl. Jalur Sutera Timur,
South Tangerang

KARAWANG

District East

Jl. Bulevar
Summarecon
Emerald, East
Karawang

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.

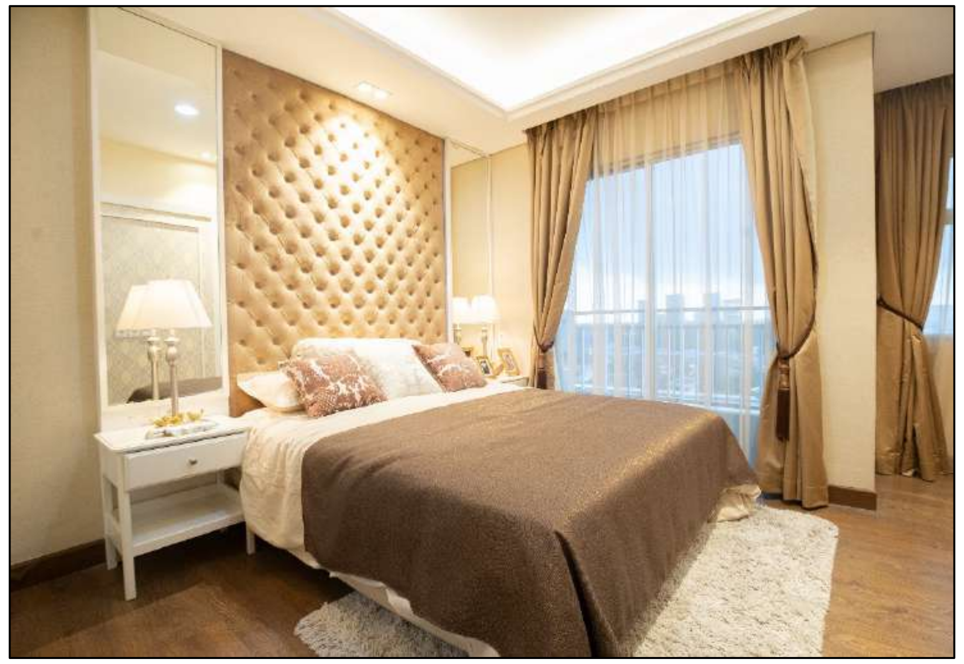
Project	: Springwood Residence
Location	: Jl. MH Thamrin, South Tangerang
Concept	: Apartment
Unit	: 1400 Unit
Area	: 6.500 m2
Completed	: 2019
Project Value	: Rp 900 Billion

SPRINGWOOD RESIDENCE

1 Main Lobby

2 Gym & Swimming Pool

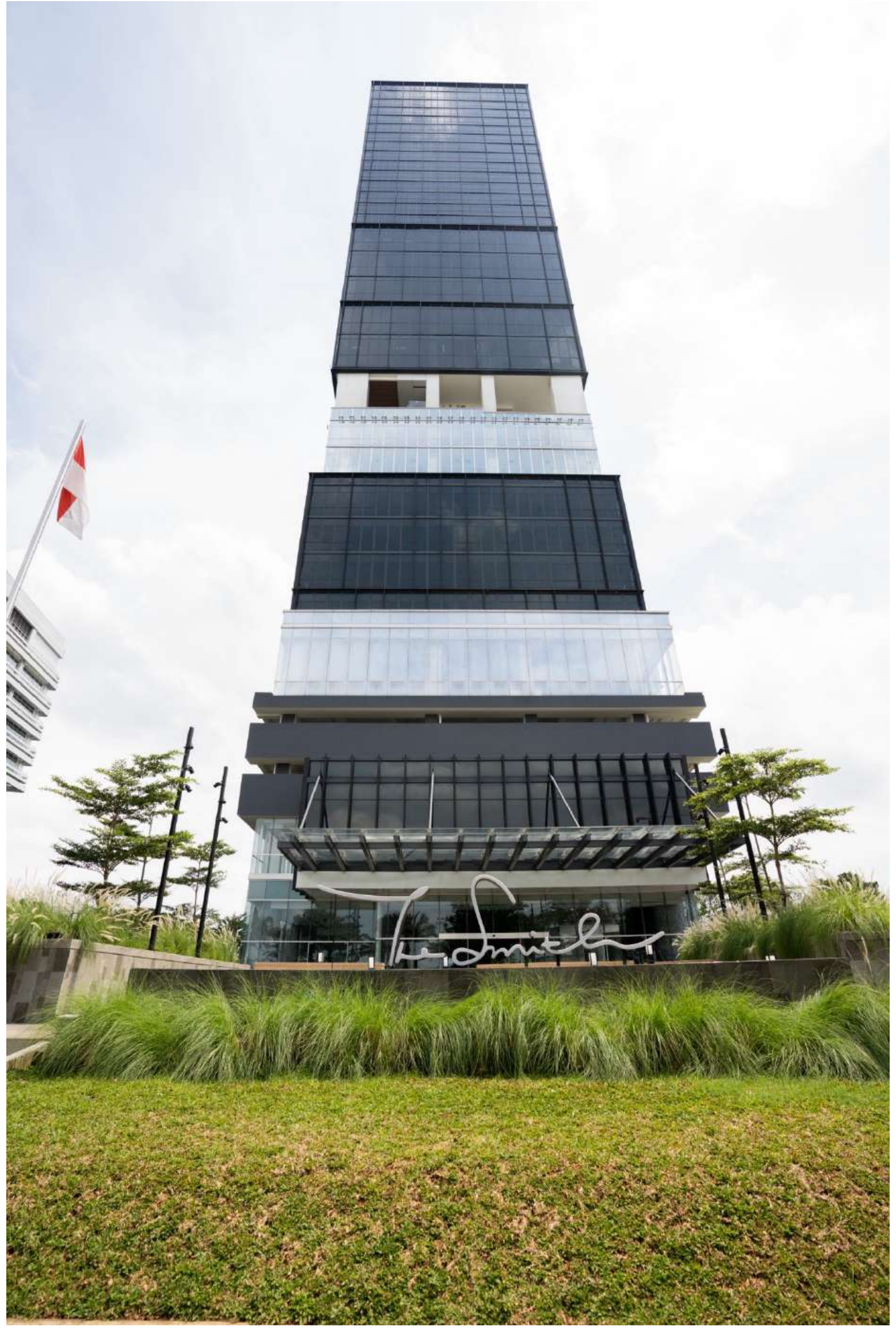
3 Room with 2 Bedroom



THE SMITH

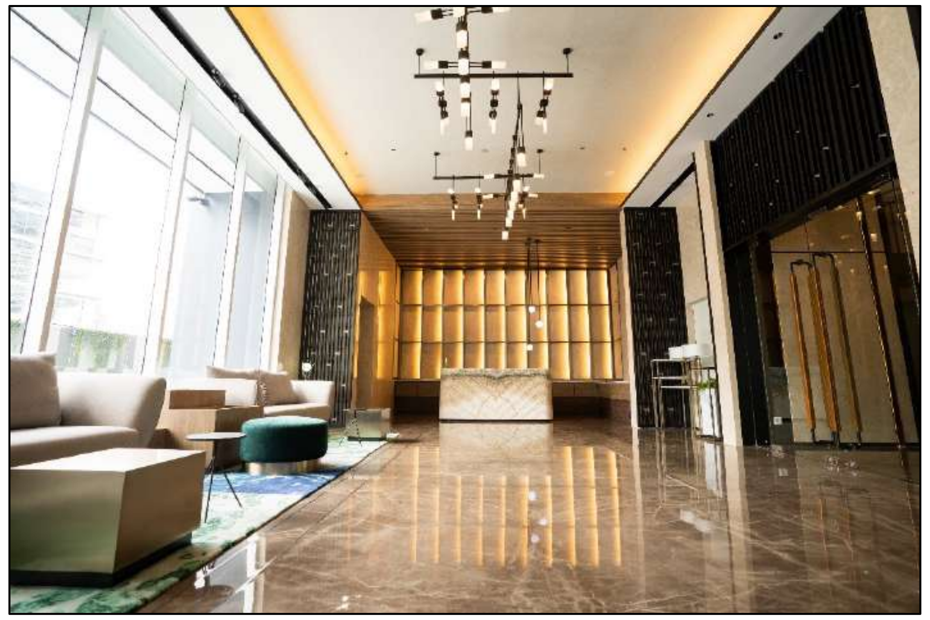
The Smith is a mixed-use building that consists of apartments, offices, and the concept of residential offices, namely SOHO (small office home office) in Alam Sutera. SOHO is a new type of unit offered by the Company, where buyers can use SOHO units for residences, offices and warehouses. In order to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

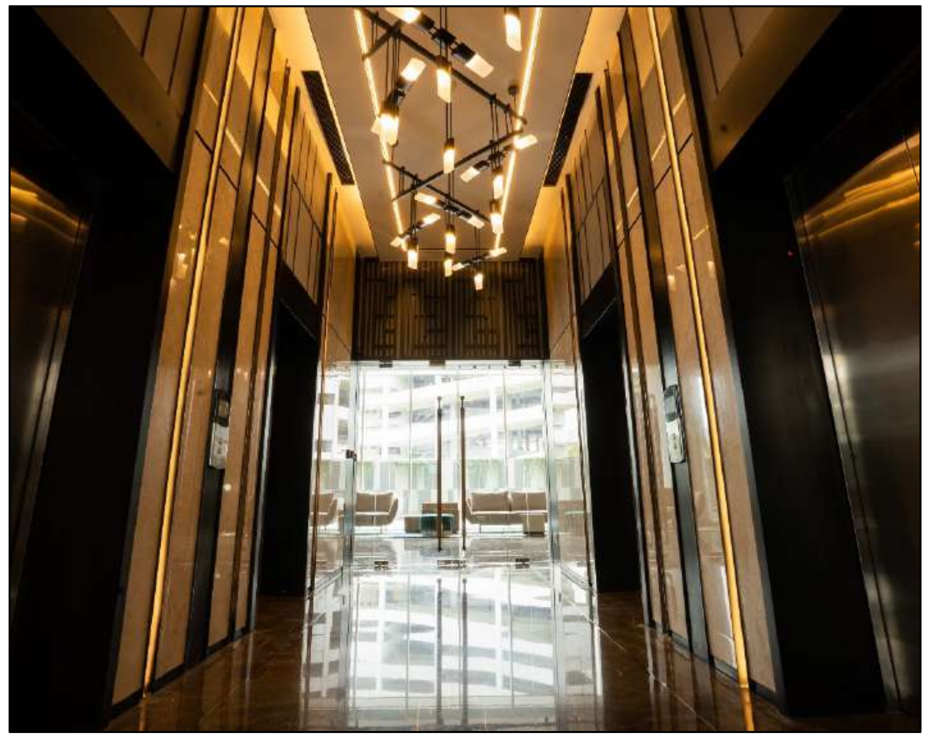
Project	: The Smith
Location	: Jl. Jalur Sutera Timur, Tangerang
Concept	: Apartment
Unit	: 652 Unit
Area	: 4.000 m2
Completed	: 2021
Project Value	: Rp 1 Trillion



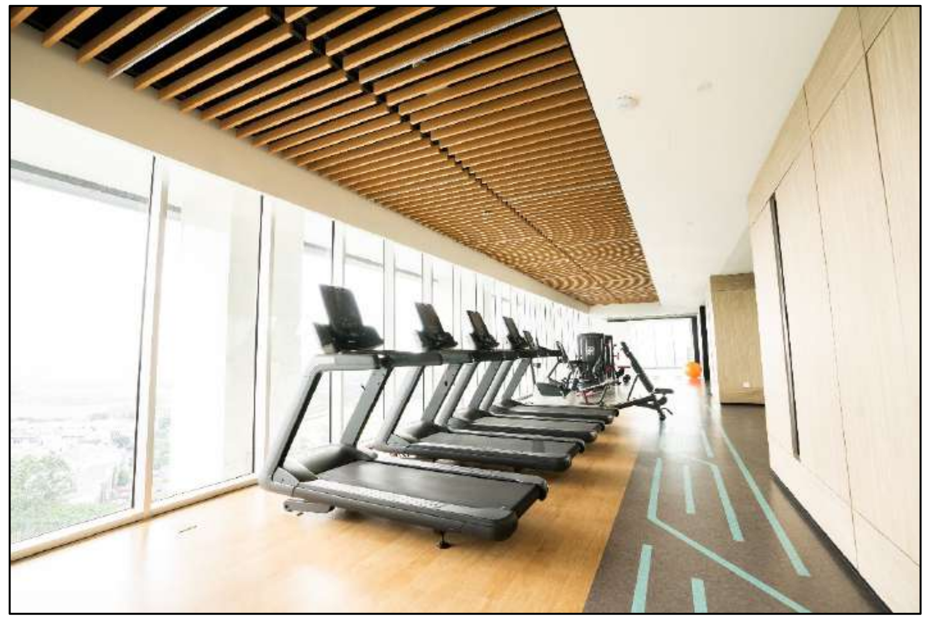
THE SMITH

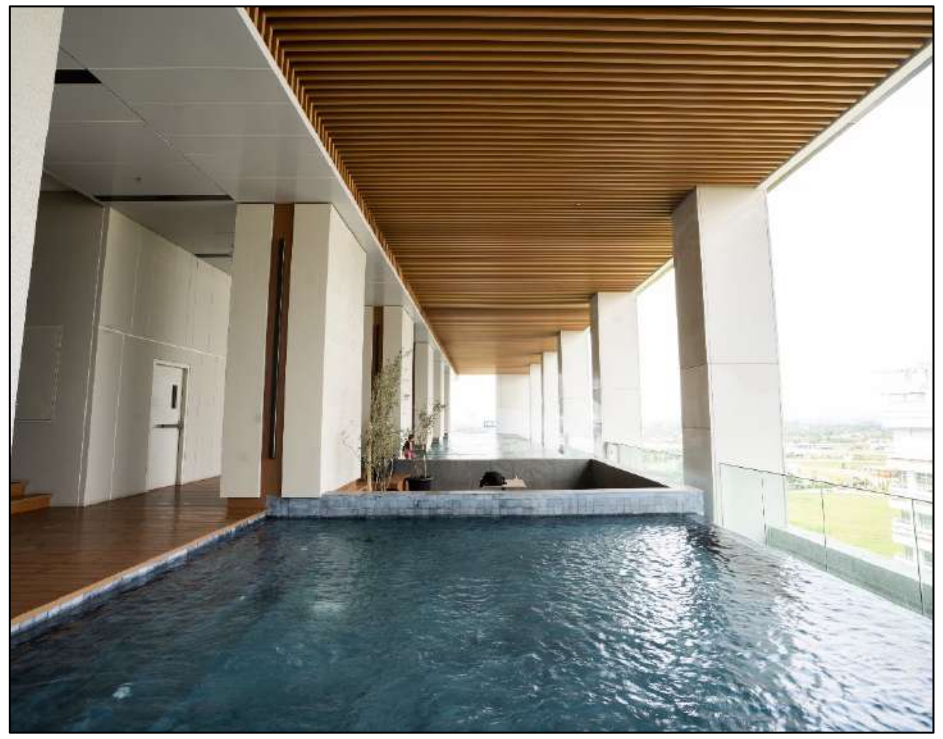
1 **Main Lobby**



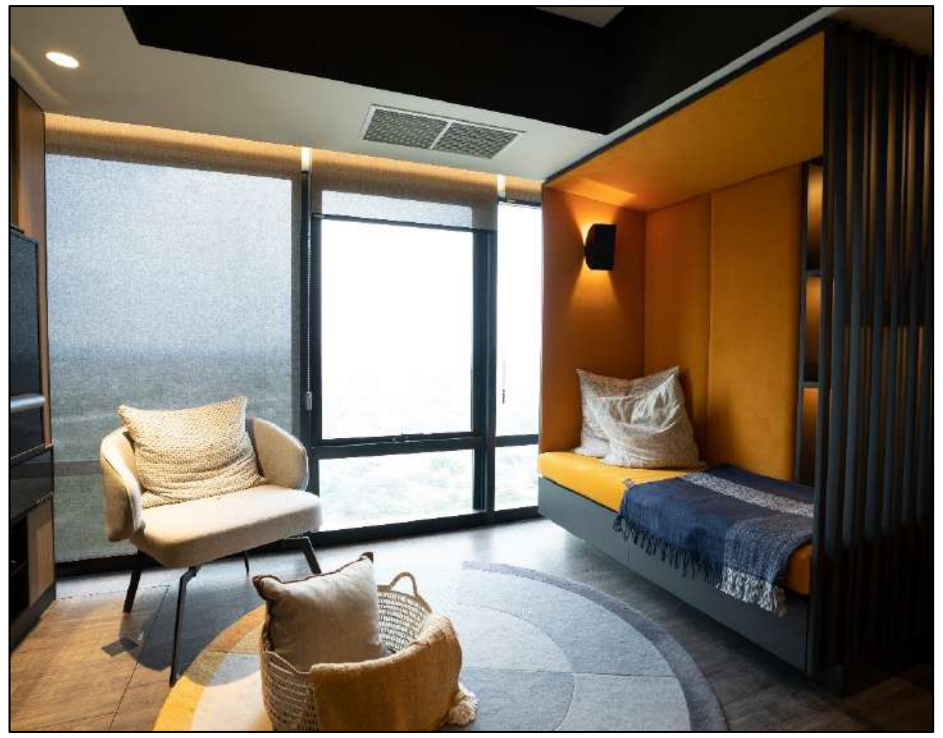


2 **Gym & Swimming Pool**





3 **Room with 2 Bedroom**



ONGOING
PROJECTS

TRINITI DINAMIK

DISTRICT EAST

AT KARAWANG

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

Member of TRINITI LAND

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

TRINITI DINAMIK

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 tranquillity and a connection with nature.

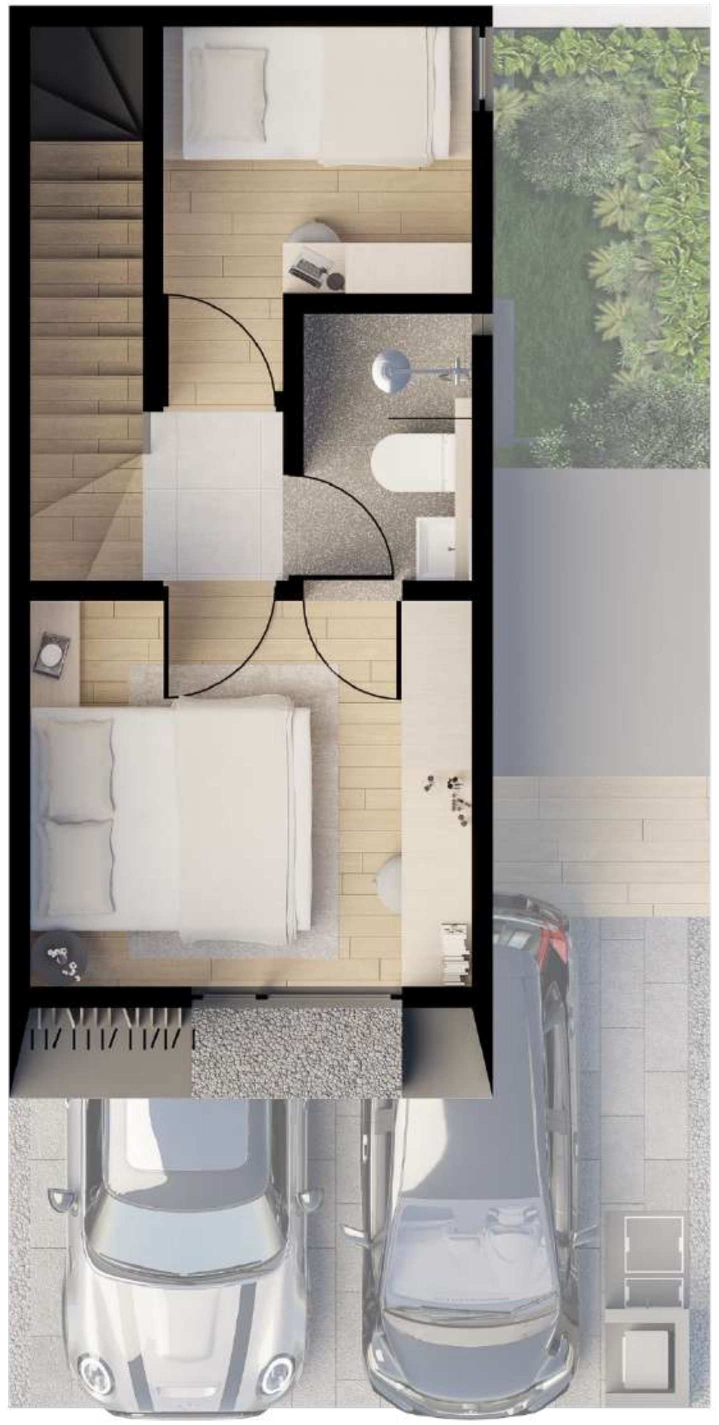
One of the defining features of **Eastwood Cluster** is its proximity to a pristine lake. The serene waters of the lake reflect the beauty of the surrounding trees, offering a picturesque view from many of the homes. Residents can enjoy peaceful walks along the lakeside, breathing in the fresh air and 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

As of August 4, 2025

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 August 4, 2025

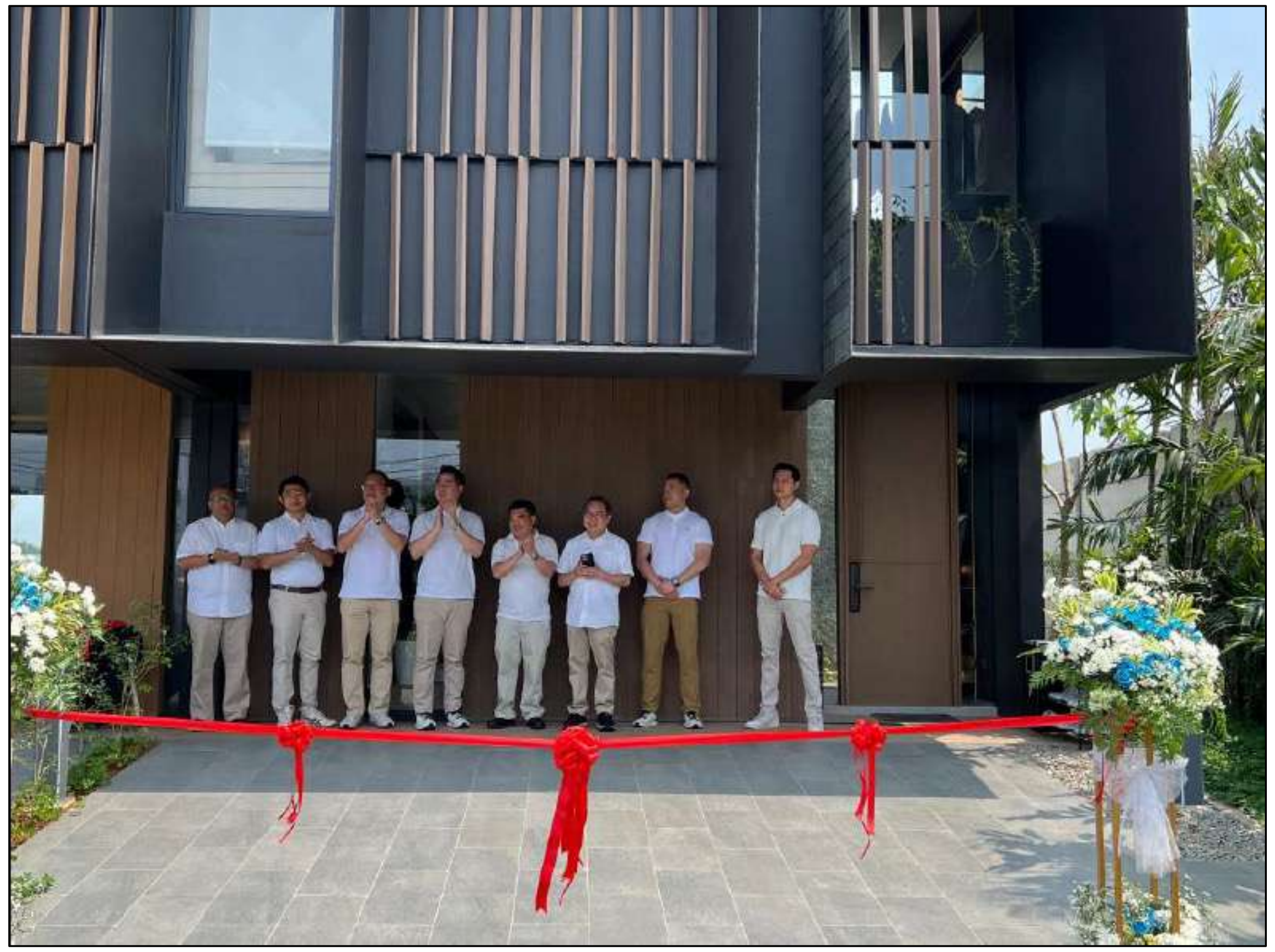
1 **MARKETING GALLERY DISTRICT EAST**

2 **INSIDE MARKETING GALLERY DISTRICT EAST**

SHOWHOUSE
DISTRICT EAST

As of August 4, 2025

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 August 4, 2025

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 August 4, 2025

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

IMPLEMENTED A SUSTAINABLE
TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY

Feb 6th 2025

PT Triniti 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.

IMPLEMENTED A SUSTAINABLE
TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY
Feb 6th 2025



PT Triniti Dinamik Tbk supports religious education by donating preaching equipment to Pondok Pesantren Al-Baghdadi in Rengasdengklok, Karawang through the Dzikir Manaqib Al-Baghdadi event on 21st June 2025. This event represents the Company’s social concern for the development of Islamic preaching and religious education. Furthermore, this initiative also aligns with the Company’s sustainability transformation strategy by engaging the communities surrounding its projects.

IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY

July 29th 2025

PT Triniti Dinamik Tbk demonstrates its social and environmental commitment through a Corporate Social Responsibility (CSR) program by donating tote bags and travel pouches to Ikatan Persaudaraan Haji Indonesia (IPHI). This initiative not only supports the comfort and convenience of Hajj pilgrims but also aims to reduce single-use plastic by providing more environmentally friendly alternatives. The program aligns with the Company's sustainability transformation strategy by engaging surrounding communities and promoting a more responsible, eco-conscious lifestyle.

FINANCIAL PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2021	2022	2023	2024	1H 2024	1H 2025
Sales and Revenues	372.941	210.537	95.125	87.151	49.841	23.882
Cost of Sales and Direct Cost	(289.115)	(170.168)	(77.018)	(62.127)	(38.798)	(17.335)
Gross Profits	83.826	40.369	18.108	25.023	11.042	6.547
Operating Profit	32.605	(17.250)	(18.295)	(58.875)	(8.341)	(10.228)
Net Profit (Loss) For The Year	32.599	(17.331)	(20.233)	(58.688)	(8.344)	(9.971)
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	33.157	(18.249)	(19.889)	(57.334)	(8.175)	(9.496)

BALANCE SHEET (in millions rupiah)	2021	2022	2023	2024	FY 2024	1H 2025
Assets						
Current Assets	686.782	577.507	542.277	500.984	500.984	581.200
Non-Current Assets	225.898	226.960	238.130	269.180	269.180	202.941
Total Assets	912.679	804.467	780.407	770.164	**770.164**	**784.141**
Liabilities and Equity						
Current Liabilities	305.474	221.816	220.364	280.296	280.296	306.005
Non-Current Liabilities	251.604	245.368	242.673	230.168	230.268	227.927
Total Liabilities	557.078	467.185	463.037	510.464	**510.464**	**533.932**
Equity	355.601	337.282	317.370	259.700	259.700	250.208
Total Liabilities and Equity	912.679	804.467	780.407	770.164	**770.164**	**784.141**

RATIO	2021	2022	2023	2024	1H 2024	1H 2025
Current Ratio (x)	2,25	2,60	2,46	1,79	1,78	1,89
Total Liabilities to Total Equity (x)	1,57	1,39	1,46	1,97	1,96	2,13
Total Liabilities to Total Asset (x)	1,12	1,01	0,59	0,66	0,66	0,68
Net Profit to Total Assets (%)	3,57%	-2,15%	-3%	-8%	-1,08%	-1,27%
Net Profit to Total Equity (%)	9%	-5%	-6%	-23%	-3,21%	-3,99%

** 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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