

2025 | 9M RESULTS

PT TRINITI DINAMIK TBK

(UNAUDITED)





MANAGEMENT

TICKER

IDX : TRUE

MARKET CAPITALIZATION

IDR 476.979.795.180
as of September 30, 2025

ISSUED SHARES

7.571.107.860

SHARE PRICE

Jul 1 2025	Rp 17
Sep 30 2025	Rp 63
High/Low	Rp 63/16

SHAREHOLDERS

PT Agung Perkasa Investindo	52.83%
PT Perintis Triniti Properti	14.49%
PT Panca Agung Gemilang	5.68%
Public	27.00%

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.

INVESTOR RELATIONS

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

FINANCIAL SUMMARY

in thousands IDR	9M 2024	9M 2025	%
Revenue	70.316.973.080	35.810.260.172	-49,1%
Cost of Revenue	(54.701.650.504)	(28.619.854.292)	-47,7%
Gross Profit	15.615.322.576	7.190.405.880	-54,0%
Operating Expense	(31.056.512.910)	(25.414.094.323)	-18,2%
Operating Profit	(15.441.190.334)	(17.981.590.947)	16,5%
Profit Before Tax	(16.128.383.930)	(17.220.912.018)	6,8%
Net Profit	(16.249.147.688)	(17.030.040.005)	4,8%
Net Profit Attributable to Owners of Parent Entity	(16.046.756.938)	(17.184.018.879)	7,1%
in thousands IDR	FY 2024	9M 2025	%
Assets			
Current Assets	500.984.309.173	507.310.394.226	1,3%
Non-current Assets	269.179.554.755	279.746.374.720	3,9%
Total Assets	770.163.863.928	787.056.768.946	2,2%
Liabilities			
Current Liabilities	280.295.649.841	316.279.825.128	12,8%
Non-current Liabilities	230.168.173.952	227.627.064.989	-1,1%
Total Liabilities	510.463.823.793	543.906.890.117	6,6%
Equity	259.700.040.135	243.149.878.829	-6,4%
Total Liabilities & Equities	770.163.863.928	787.056.768.946	2,2%

9M 2025 HIGHLIGHTS

-49,1%

DECREASE IN
REVENUE

The Company recorded a revenue of IDR 35.81 billion in 9M25, an adjustment from the same period on the previous year, which was recorded IDR 70.31 billion.

-54%

DECREASE IN
GROSS PROFIT

In 9M25 the Company recorded a Gross Profit of IDR 7.19 billion, from IDR 15.61 billion in the same period of the previous year.

2,2%

INCREASE IN
TOTAL ASSETS

The Company's Total Assets slightly increase from IDR 770.16 billion in FY 2024 to IDR 787.06 in 9M25 due to an increase in Non-Current Assets and Current Assets.

6,6%

INCREASE IN
TOTAL LIABILITIES

In 9M25, the Company recorded total liabilities of IDR 543.91 billion, up from IDR 510.46 billion in FY24, mainly driven by higher Current Liabilities, particularly advances from customer. The increase reflects a stronger customer demand.

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 has achieved a Revenue of IDR 35.81 billion in 9M25, adjustment from the same period on the previous year which was recorded IDR 70.31 billion. The adjustment in revenue was due to the handover of The Smith Project as the main contributor of the Company's revenue, which began gradually in early 2021 and most carried out in 2022 and 2023.

Looking forward, the Company remains confident in its growth trajectory, supported by its strategic expansion into the landed housing market. The launch of District East in 2024 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 28.61 billion in 9M25, compared to IDR 54.70 billion in 9M24. This change aligns with the lower total revenue during the period and primarily reflects reduced direct costs associated with the production and delivery of goods sold. The reduction also highlights the Company's ongoing efforts to optimize its cost structure and enhance operational efficiency.

PROFITABILITY

The Company recorded a Gross Profit of IDR 7.19 billion in 9M25, down from IDR 15.61 billion in the same period last year. Net Loss for the period stood at IDR 17.22 billion, compared to IDR 16.24 billion a year earlier. The performance reflects continued pressures on revenue recognition and broader market headwinds impacting sales momentum. Nevertheless, the Company has been actively expanding into the landed house segment, in line with its long-term growth strategy, namely District East which 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	FY 2024	9M 2025	%
Assets			
Current Assets	500.984.309.173	507.310.394.226	1,3%
Non-current Assets	269.179.554.755	279.746.374.720	3,9%
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Total Liabilities	510.463.823.793	543.906.890.117	6,6%
Equity	259.700.040.135	243.149.878.829	-6,4%
Total Liabilities & Equities	770.163.863.928	787.056.768.946	2,2%

ASSETS

As of the third semester of 2025, the Company's total assets stood at IDR 787.05 billion, slightly higher than IDR 770.16 billion at the end of 2024. It was mainly driven by the growth in current assets, particularly advances and prepaid expenses, as well as the non-current assets side, particularly in restricted cash in banks also contributed to the increase.

LIABILITIES

In 9M25, the Company recorded total liabilities of IDR 543.91 billion, an increase from IDR 510.46 billion at the end of 2024. This growth was largely driven by higher current liabilities, particularly advances from customers, which rose from IDR 140.07 billion to IDR 176.13 billion. The increase in advances indicates stronger customer commitment to ongoing projects.

EQUITY

The Company's total equity was recorded IDR 243.15 billion in 9M25 from IDR 259.70 billion at the end of the previous year. It 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.



DISTRICT EAST



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.

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.

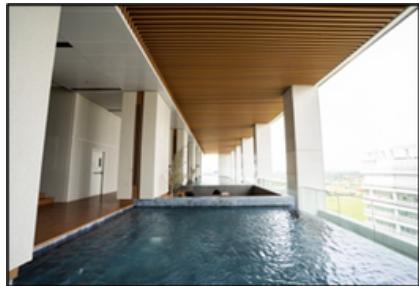
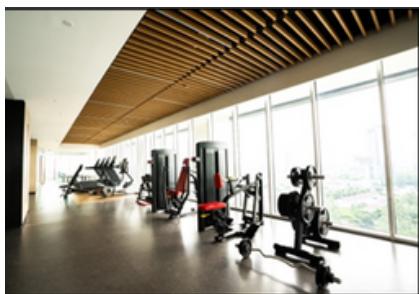
2. The Smith: A mixed-use project featuring 652 units of offices, SOHO, and residences, completed in 2021.

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



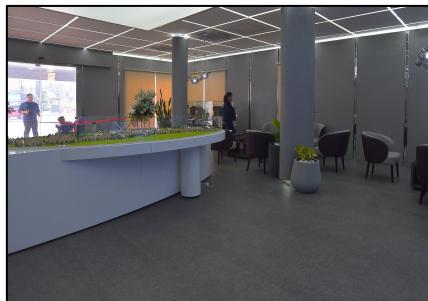
District East



Opening Marketing Gallery
Aug 18, 2024



Marketing Gallery Front View



Marketing Gallery Inside View



Inauguration Show House
Cluster Eastwood District East
May 10, 2025



Ground Breaking Ceremony
District East Karawang
September 20, 2025



Piling Ceremony
District East Karawang
November 07, 2025

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 contain 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.



TRINITI DINAMIK

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