

# COMPANY UPDATE

## November 2025

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PT. TRINITI DINAMIK TBK. (TRUE)

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Member of  TRINITILAND

09 December, 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

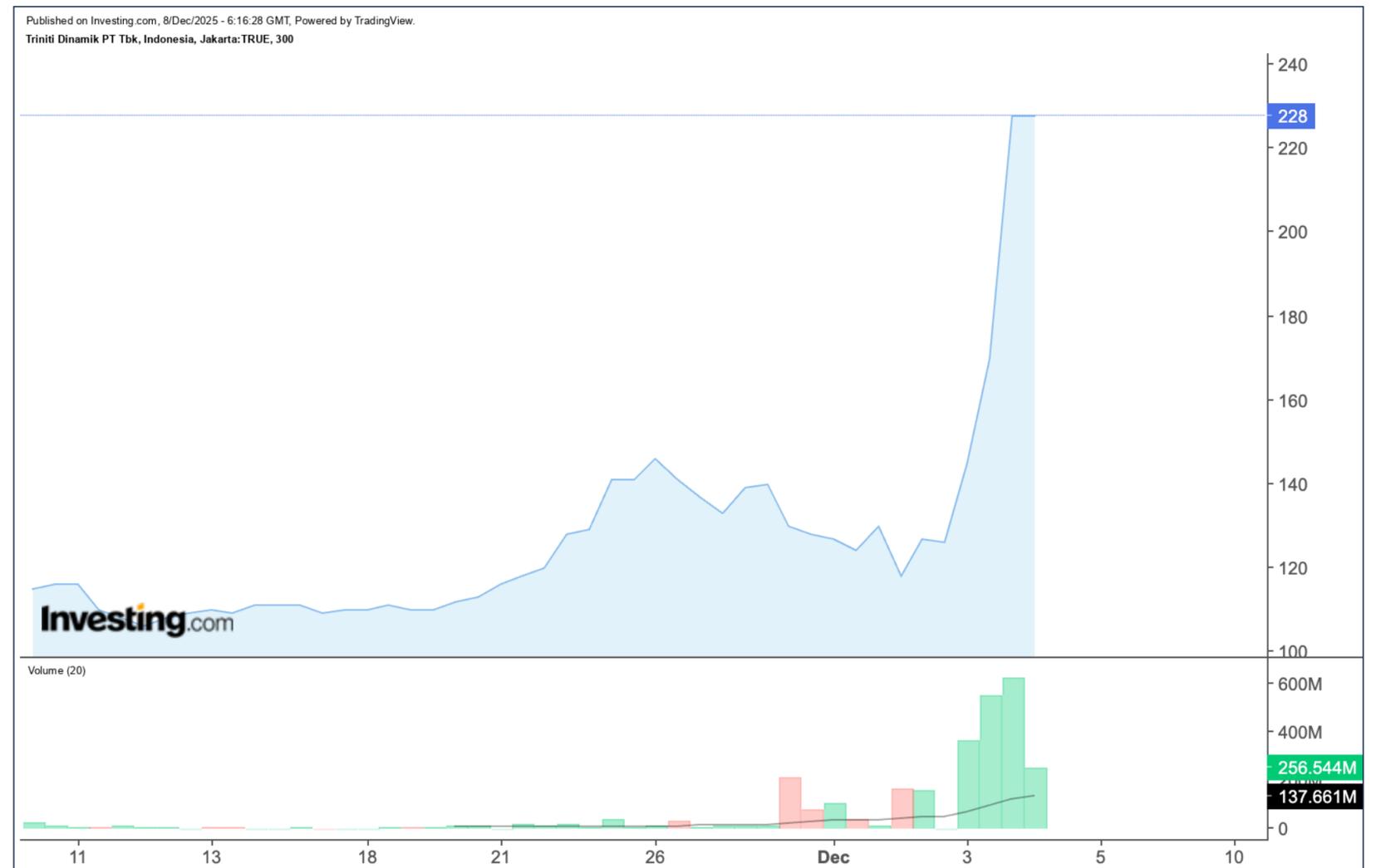
## Shareholder Composition

(As of November 30, 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%
- **Djoni**  
385,000,000 shares, 5.09%
- **Public**  
1,658,546,320 shares, 21.91%

**Total : 7,571,107,860 shares**

As of December 8, 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.

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

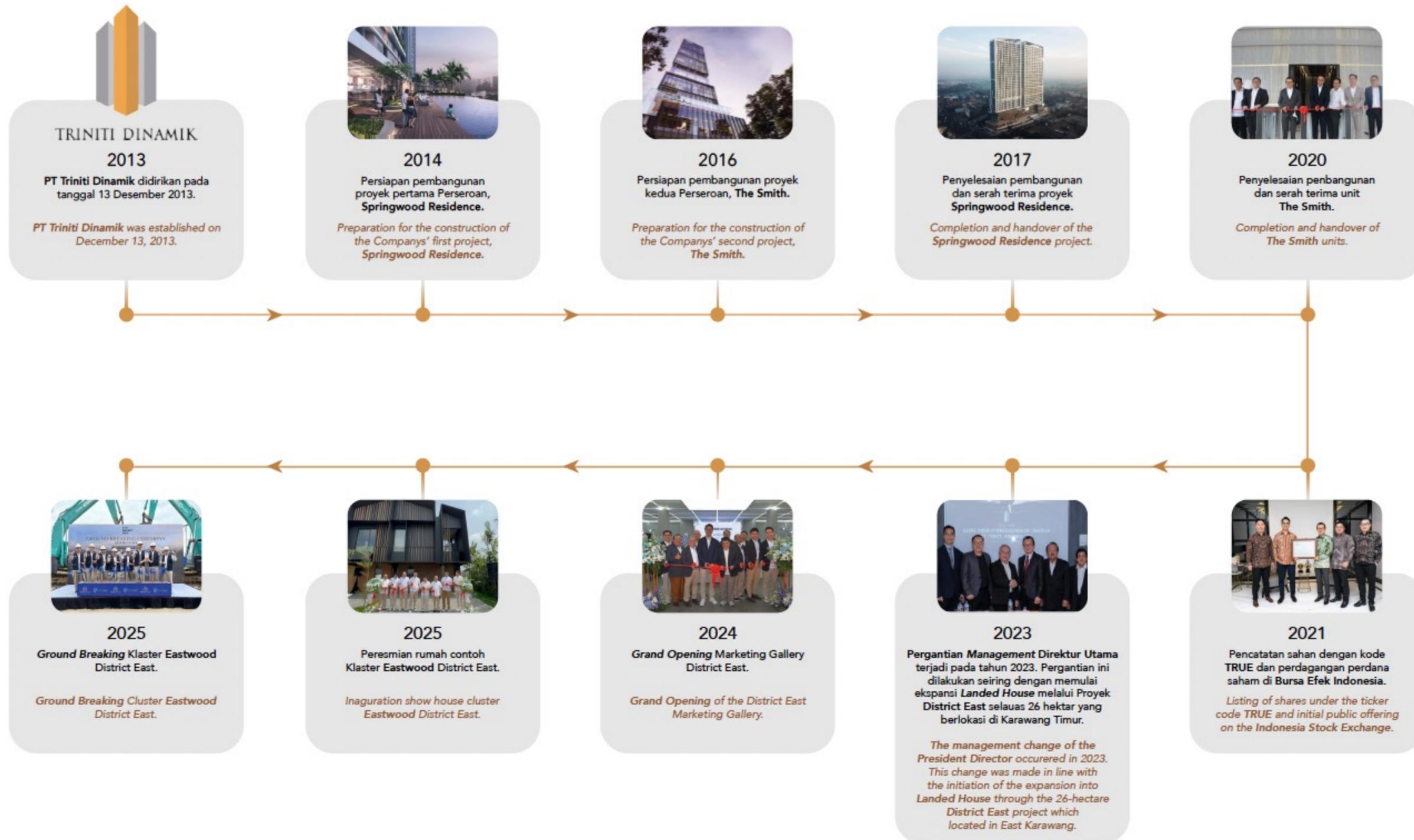
To be one of the best property developers in Indonesia.

## 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.

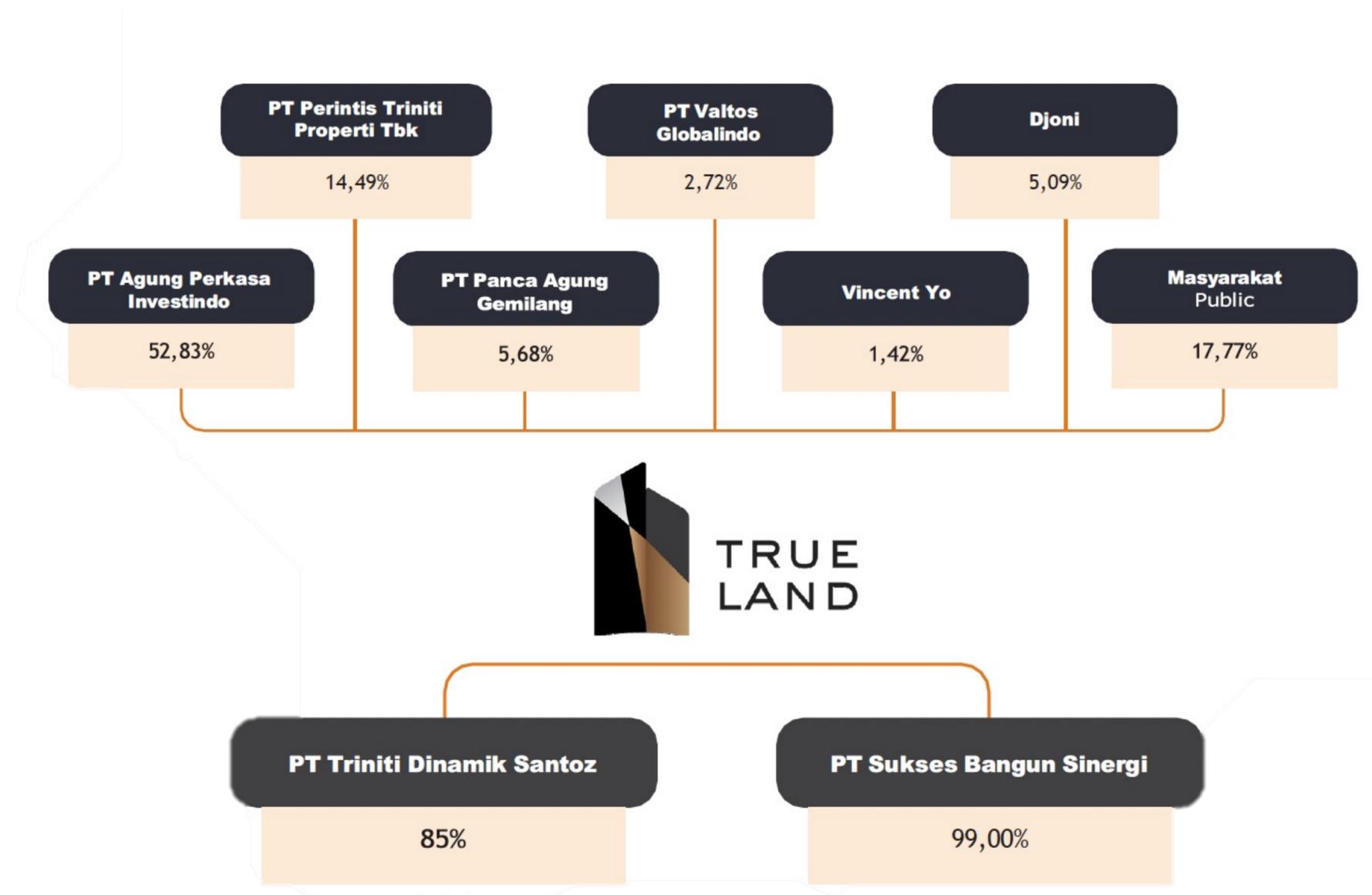


# MILESTONE

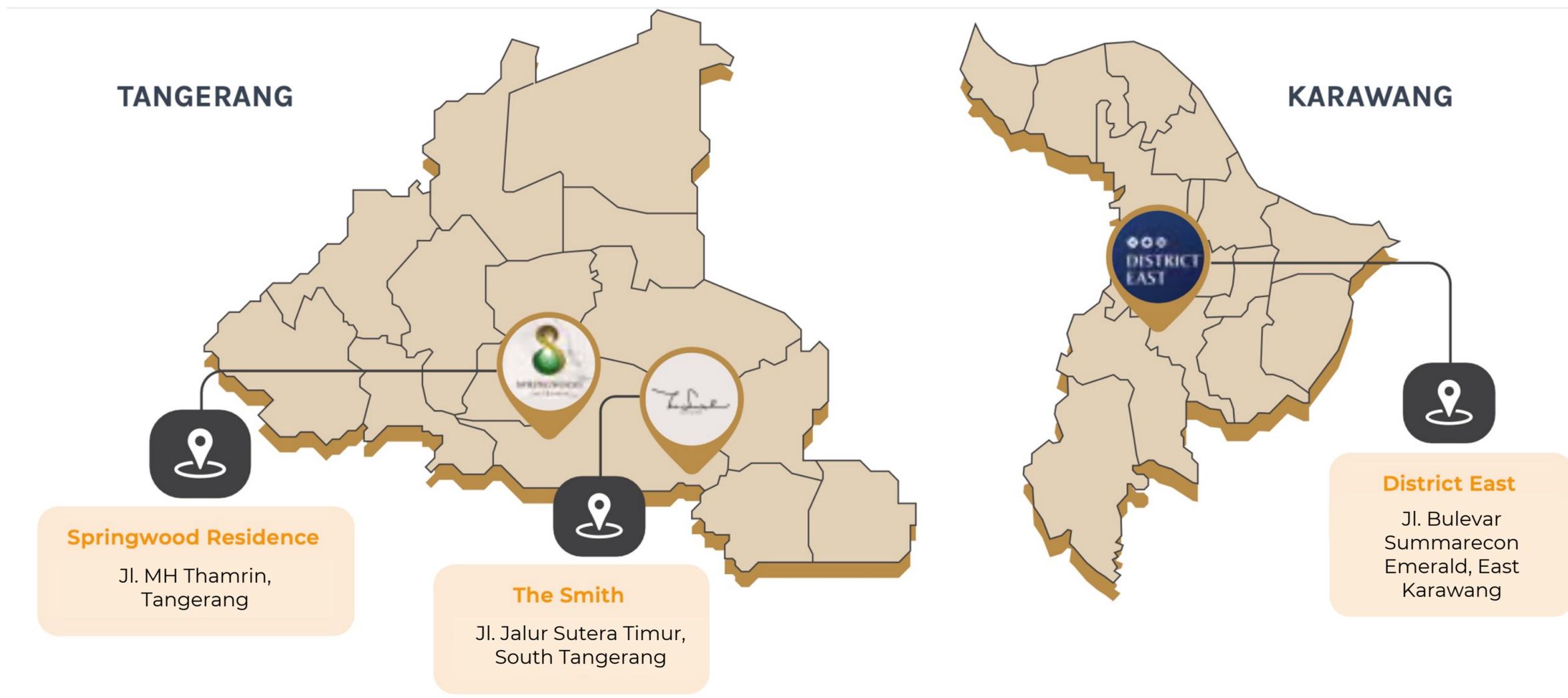


# CORPORATE STRUCTURE

As of November 30, 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.

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



# SPRINGWOOD RESIDENCE

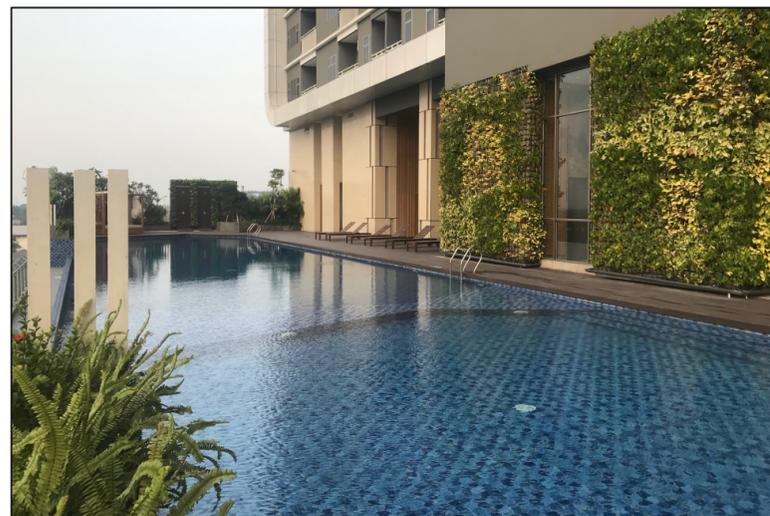
1 Main Lobby



2 Gym & Swimming Pool



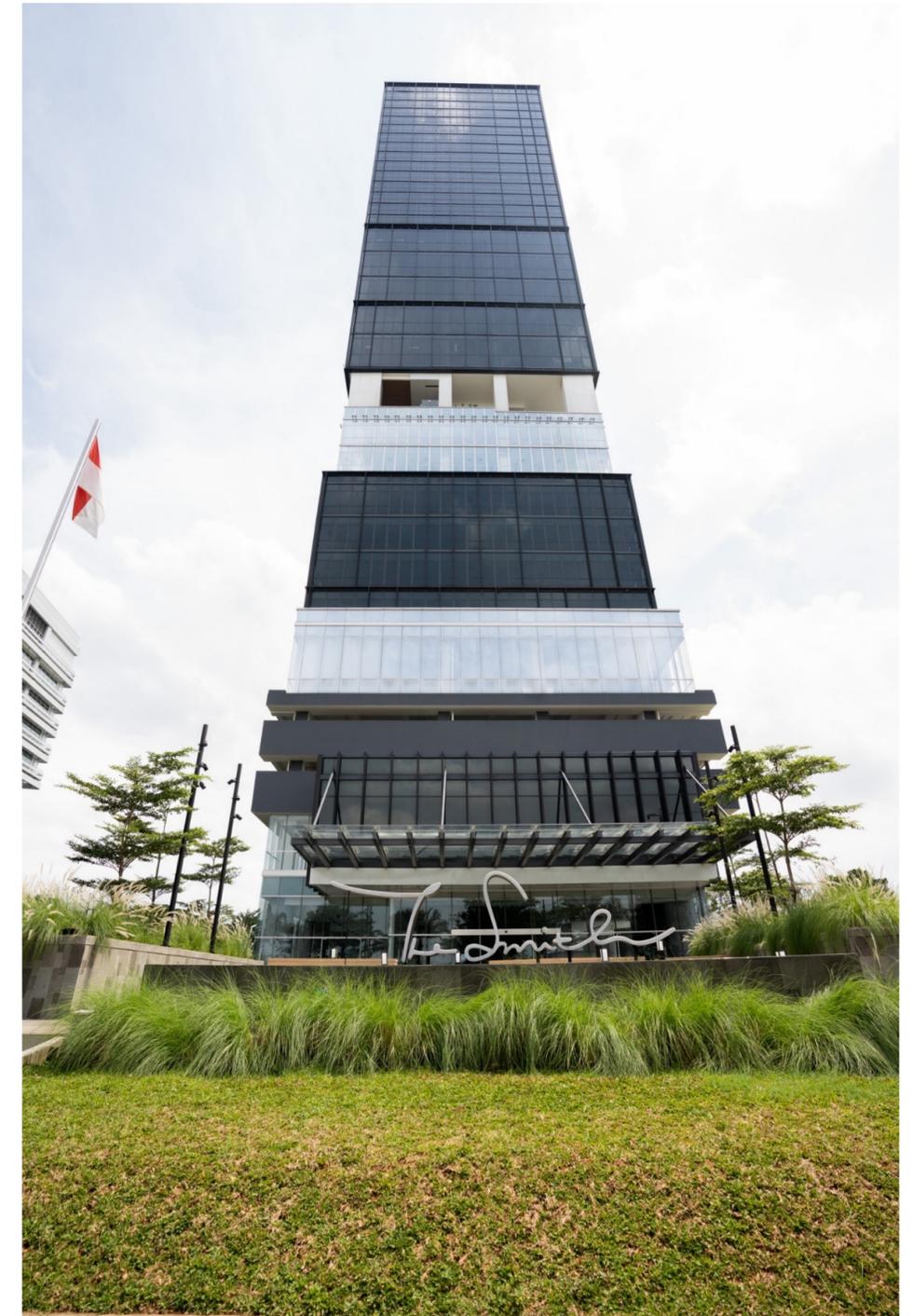
3 Room with 2 Bedroom



# THE SMITH

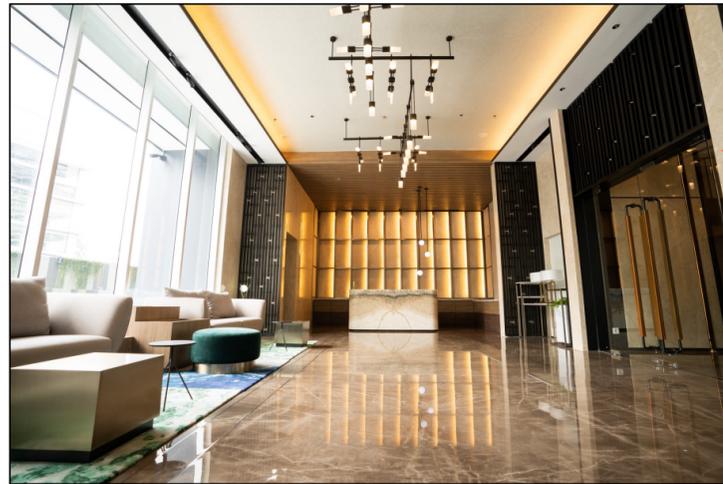
**The Smith** is a mixed-use building that consists of apartments, offices, and the concept of residential offices, namely SOHO (small office home office) in Alam Sutera. SOHO is a new type of unit offered by the Company, where buyers can use SOHO units for residences, offices and warehouses. In order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

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



# THE SMITH

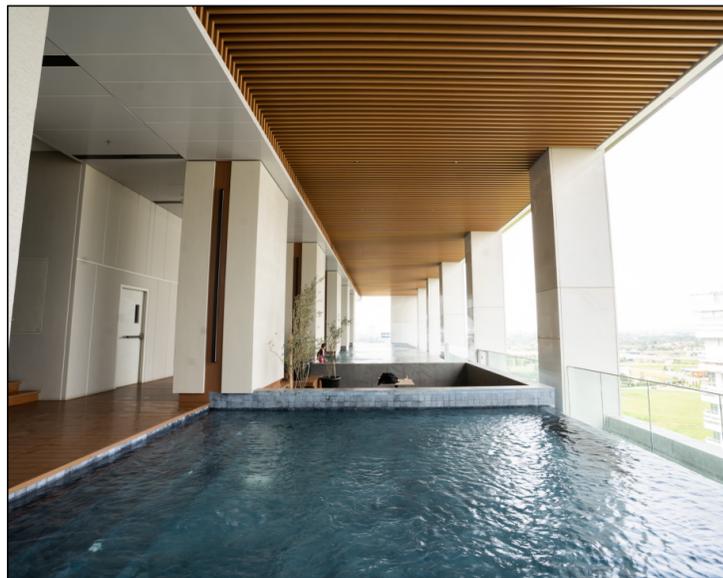
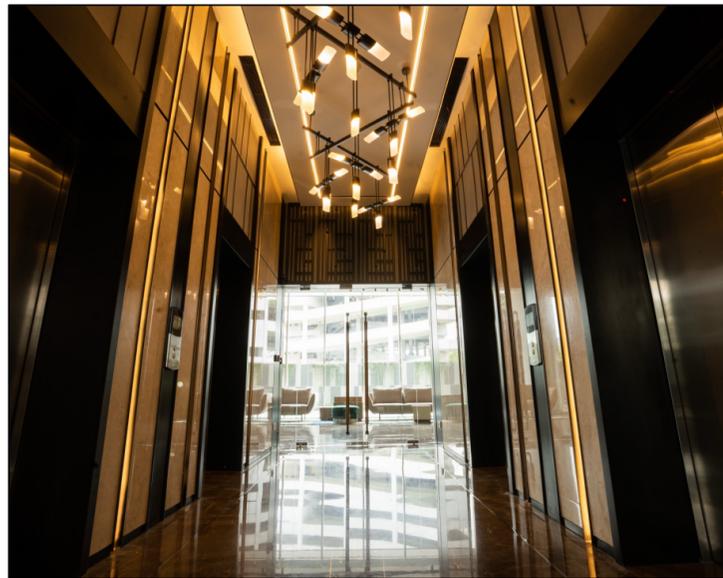
1 Main Lobby



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

Resinda  Park Mall

 Hermina Hospital Karawang

 Transmart Karawang

Wonderland Adventure Waterpark 

 Al-Azhar Galuh Mas School Karawang

Universitas  Pelita Bangsa Karawang

 Villagio Mall Summarecon

Exit Toll  Karawang Timur 1





# 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 abundant lush greenery that creates an oasis-like atmosphere, making it a haven for those who seek tranquility and a connection with nature.

An aerial rendering of the Villagio Mall Summarecon Eastwood Cluster. The image shows a large, modern shopping mall with a yellow and white facade and a red-tiled roof. To the right, there is a long, multi-story building with a similar architectural style. In the foreground, there are several large, white, umbrella-like structures. A winding road and a lake are also visible. The background is filled with lush green trees and a clear sky.

## VILLAGIO MALL SUMMARECON

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

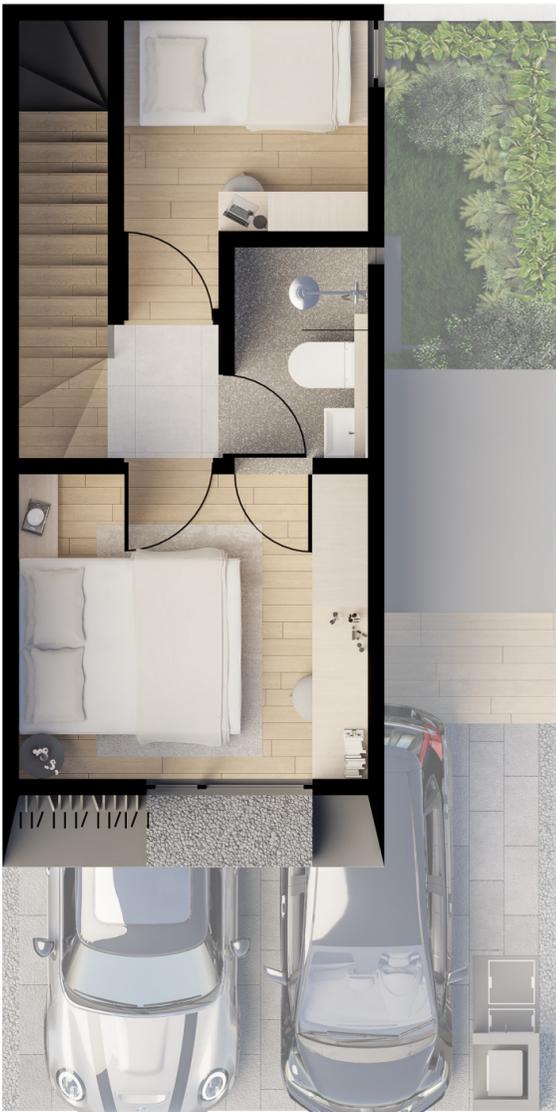
1 RENDER HOUSING CLUSTER EASTWOOD



2 RENDER INTERIOR CLUSTER EASTWOOD



3 RENDER STANDARD TYPE 510 HOUSE PLAN



# CURRENT SITUATION IN DISTRICT EAST

As of November 30, 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 land into a modern residential and commercial destination.

# MARKETING GALLERY

## DISTRICT EAST

As of November 30, 2025

### 1 MARKETING GALLERY DISTRICT EAST



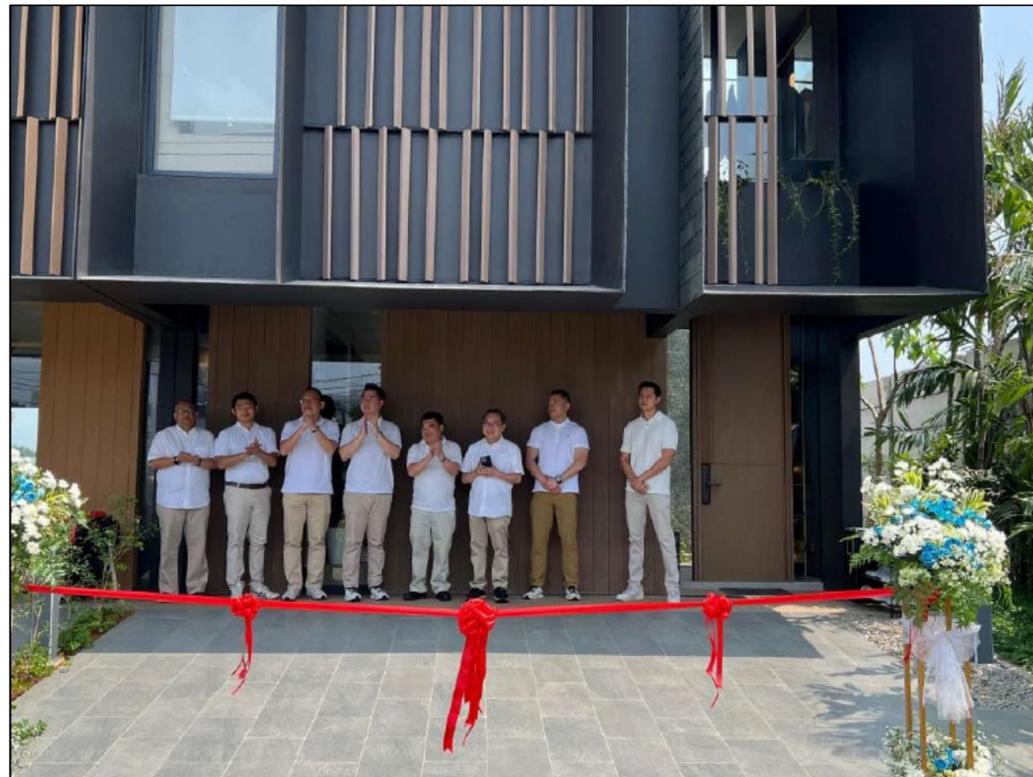
### 2 INSIDE MARKETING GALLERY DISTRICT EAST



# SHOWHOUSE DISTRICT EAST

As of November 30, 2025

## INAUGURATION SHOW HOUSE CLUSTER EASTWOOD DISTRICT EAST May 10<sup>th</sup> 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 November 30, 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 50m<sup>2</sup> and a building area of 55m<sup>2</sup>, offering 1 bedroom for a cozy and efficient living space.
  - The T612+ type comes with a land area of 72m<sup>2</sup> and a building area of 85m<sup>2</sup>, 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 November 30, 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

# LAKE AREA DISTRICT EAST

As of November 30, 2025

## 4 Cut-and-Fill Progress for the Development of the District East Lake Area



The image shows the progress of land preparation **for the lake area at the District East** project in **Karawang**. The lake contours have been clearly shaped through **the cut-and-fill** process, with soil compaction carried out in stages to ensure a stable land structure. **This land preparation** is part of the early development phase and will become an important element of the **District East landscape**. The surrounding area, which has begun to take shape, along with ongoing site activities, reflects the Company's commitment to preparing essential infrastructure before moving into the next construction phase.

# DISTRICT EAST KARAWANG CONTRACTOR AGREEMENT SIGNING CEREMONY

August 15<sup>th</sup>, 2025



**District East** (represented by **Mr. Yohanes E. Christianto** as **President Director of PT Trinito Dinamik Tbk** and **Mr. Harris Aison** as **Group COO**) and **PT Karunia Kemenangan Elok** (represented by **Mr. Andri Wijaya** as **Owner** and **Mr. Emanuel Antonio Audrey** as **Director**) are pleased to announce the formal signing of their construction agreement, making the commencement of development for the District East. This signing marks a significant milestone, signaling the start of the project's initial construction phase in the near future.

# DISTRICT EAST KARAWANG GROUND BREAKING CEREMONY

September 20<sup>th</sup>, 2025



**PT Triniti Dinamik**, 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. This milestone marks the beginning of an integrated residential and commercial area designed to meet the growing needs of the community, particularly in Karawang, West Java.

# PILE INSTALLATION FOR ION TERRACE SHOPHOUSES DISTRICT EAST KARAWANG

November 7<sup>th</sup>, 2025



On November 7, the Company carried out **pile installation** activities as part of the initial development phase of the District East project in Karawang. This activity serves as an important step in commencing construction work and ensuring a solid foundation for the subsequent phases of the project.

# IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY  
As of November 30, 2025



**Planting Tree in Karawang Area**  
Karawang, February 6, 2025



**Donation of Preaching Equipment to  
Pondok Pesantren Al-Baghdadi**  
Karawang, June 21, 2025



**Donation of Tote Bags and Travel  
Pouches for Hajj Pilgrims**  
Karawang, July 29, 2025

**PT Trinita Dinamik Tbk** consistently upholds its commitment to **sustainability and social responsibility** through a wide range of **CSR initiatives**. These programs reflect the Company's dedication to environmental preservation, education, community welfare, and disaster preparedness. By engaging local communities and promoting sustainable practices, the Company aims to create a lasting positive impact while supporting its broader sustainability transformation strategy.

# IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY  
As of November 30, 2025



**Book Donation to a Community Reading Corner**

Tangerang Selatan, September 10, 2025



**Natural Disaster Mitigation Outreach Activity "Volunteers Go to School"**

Tangerang, September 25, 2025



**Medical Check Up**

Tangerang, October 16, 2025

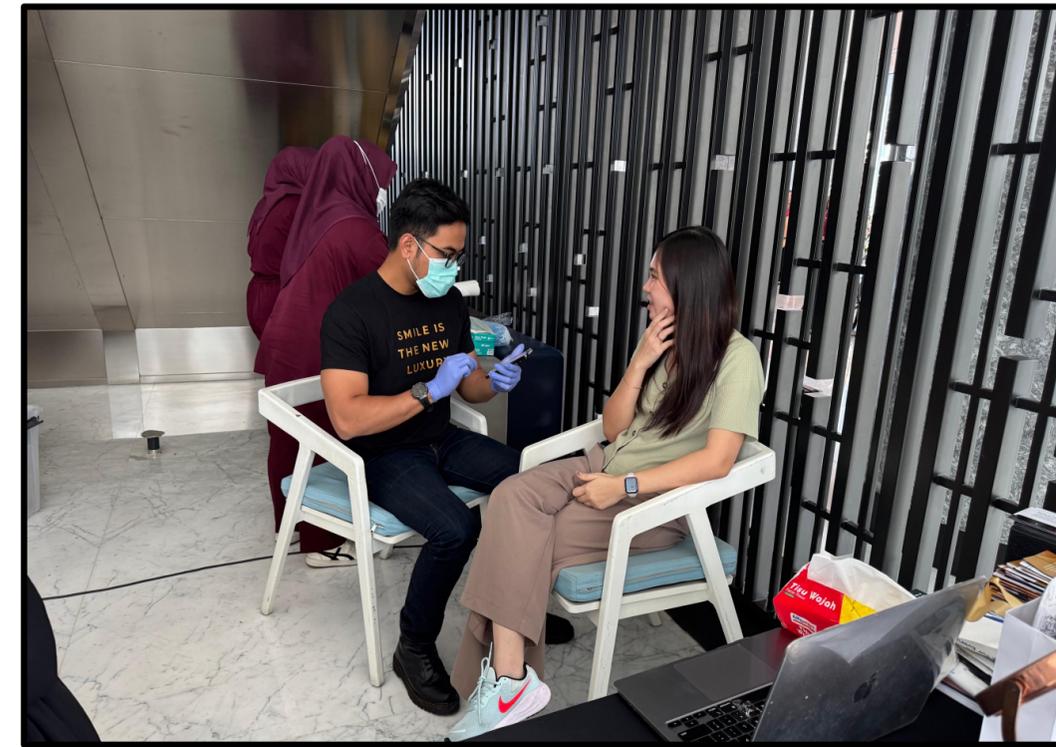
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# IMPLEMENTED A SUSTAINABLE TRANSFORMATION STRATEGY

TRINITI DINAMIK FOCUSED ON SUSTAINABILITY  
As of November 30, 2025



**Frill Drill Simulation at The Smith**  
Tangerang, December 2, 2025



**Dental Check-up at The Smith**  
Tangerang, December 5, 2025

**PT Triniti Dinamik Tbk** consistently upholds its commitment to **sustainability and social responsibility** through a wide range of **CSR initiatives**. These programs reflect the Company's dedication to environmental preservation, education, community welfare, and disaster preparedness. By engaging local communities and promoting sustainable practices, the Company aims to create a lasting positive impact while supporting its broader sustainability transformation strategy.

# CORPORATE STRATEGY

**01.**

## **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.

**02.**

## **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.

**03.**

## **Enhancing the Effectiveness of 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.

**04.**

## **Transforming Management Effectiveness and Implementing Measurable 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.



**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

**Alamat Korespondensi:** PT Trinita 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](mailto:corsec.true@trinitiland.com)

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