

CORPORATE PRESENTATION

9M 2024

PT. TRINITI DINAMIK TBK. (TRUE)

Member of  TRINITILAND

01 November, 2024

TABLE OF CONTENTS

SHAREHOLDER INFORMATION	1
ABOUT TRINITY DINAMIK	2
MILESTONE	3
CORPORATE STRUCTURE	4
PROJECTS	6
FINANCIAL PERFORMANCES	18
CORPORATE STRATEGY	19

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 September 30, 2024)

- **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**
2,043,546,320 shares, 27.00%

Total : 7,571,107,860 shares

As of October 31, 2024



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

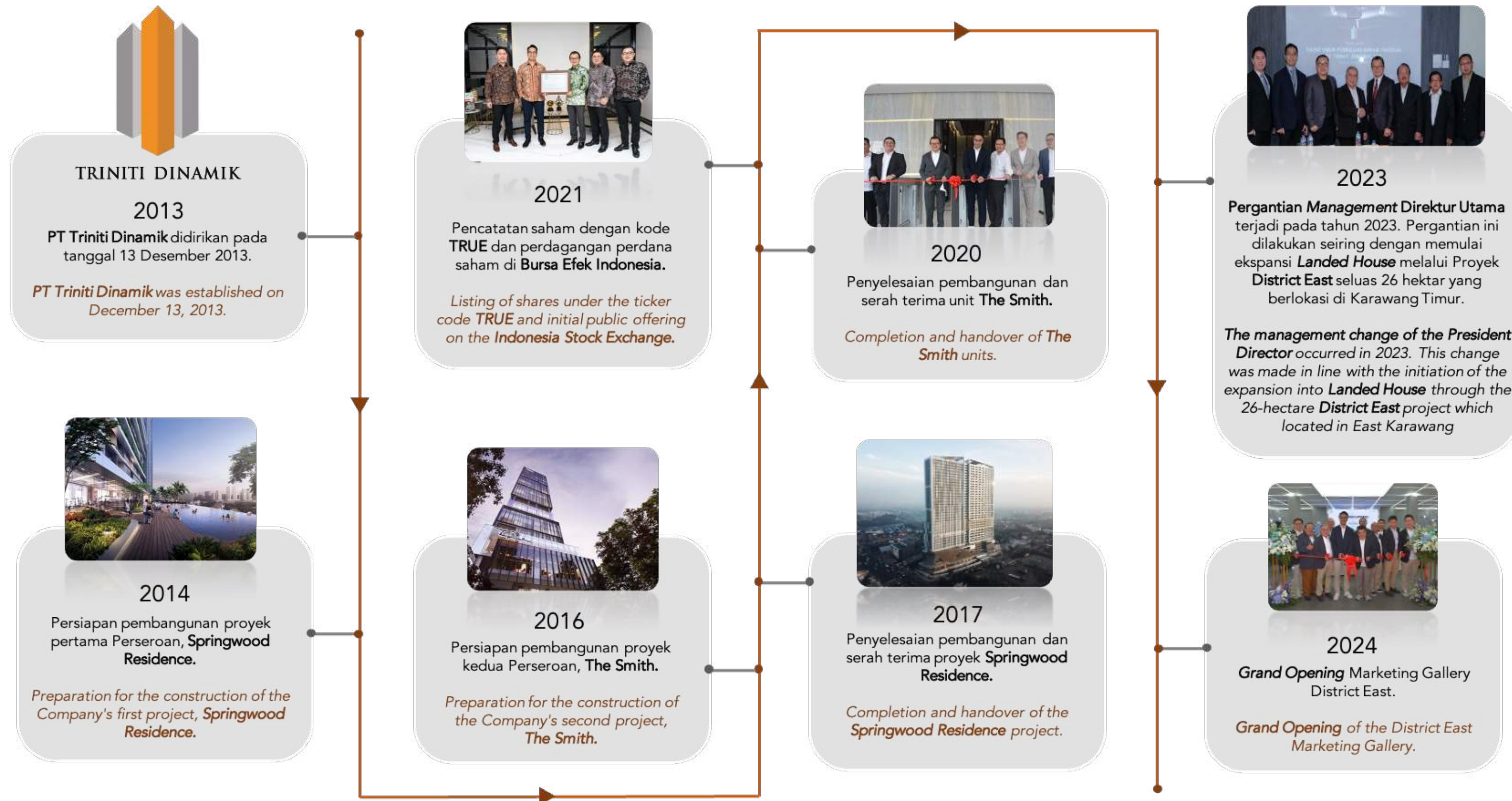
To be one of the best property developers in Indonesia.

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.

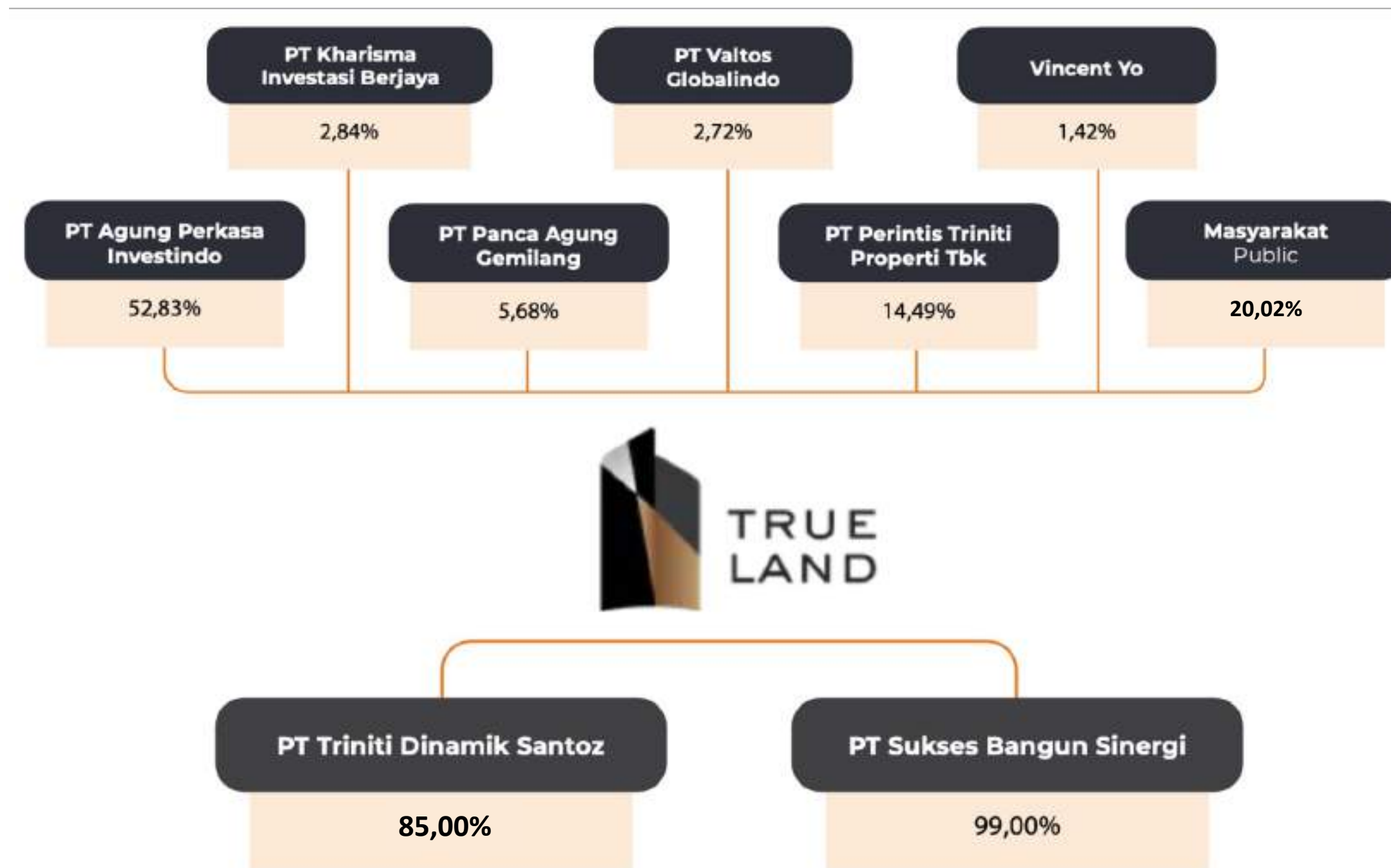


MILESTONE

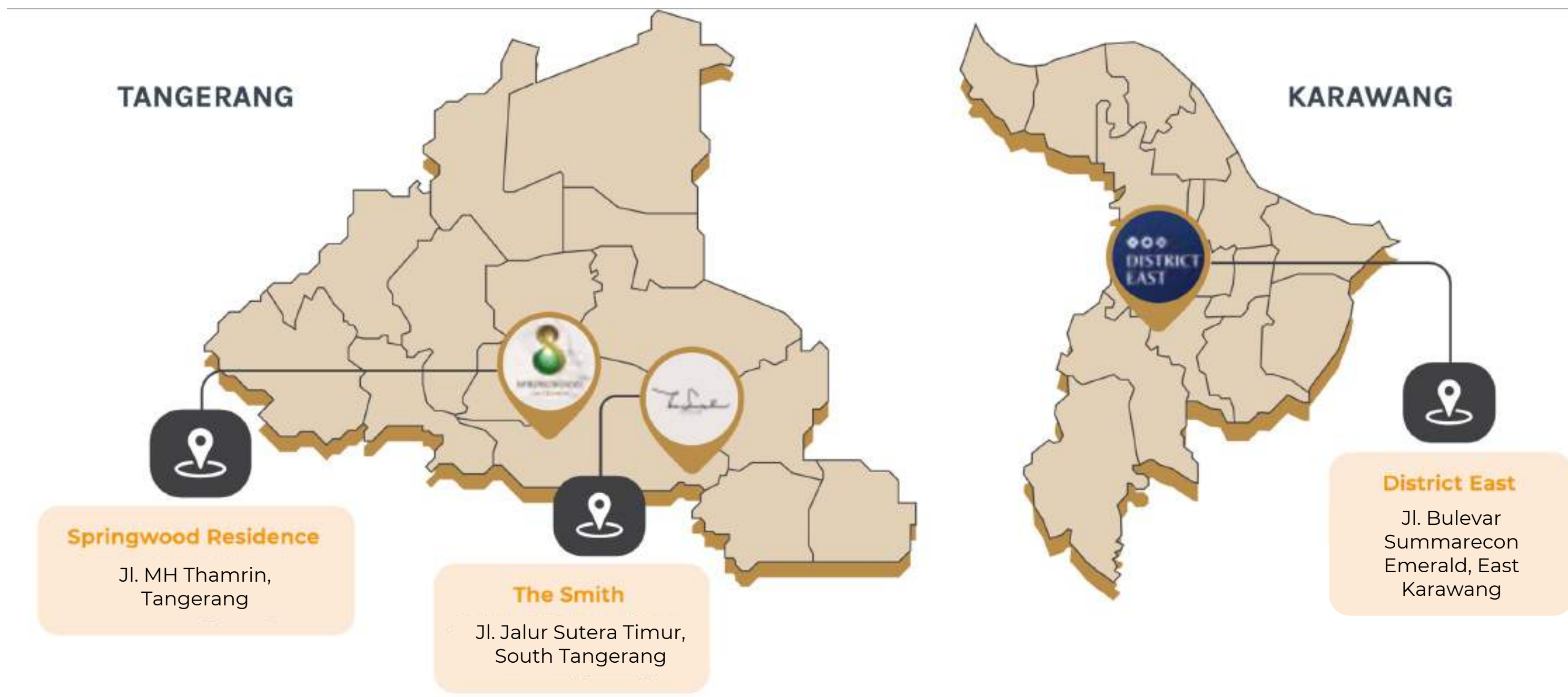


CORPORATE STRUCTURE

As of October 31, 2024



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



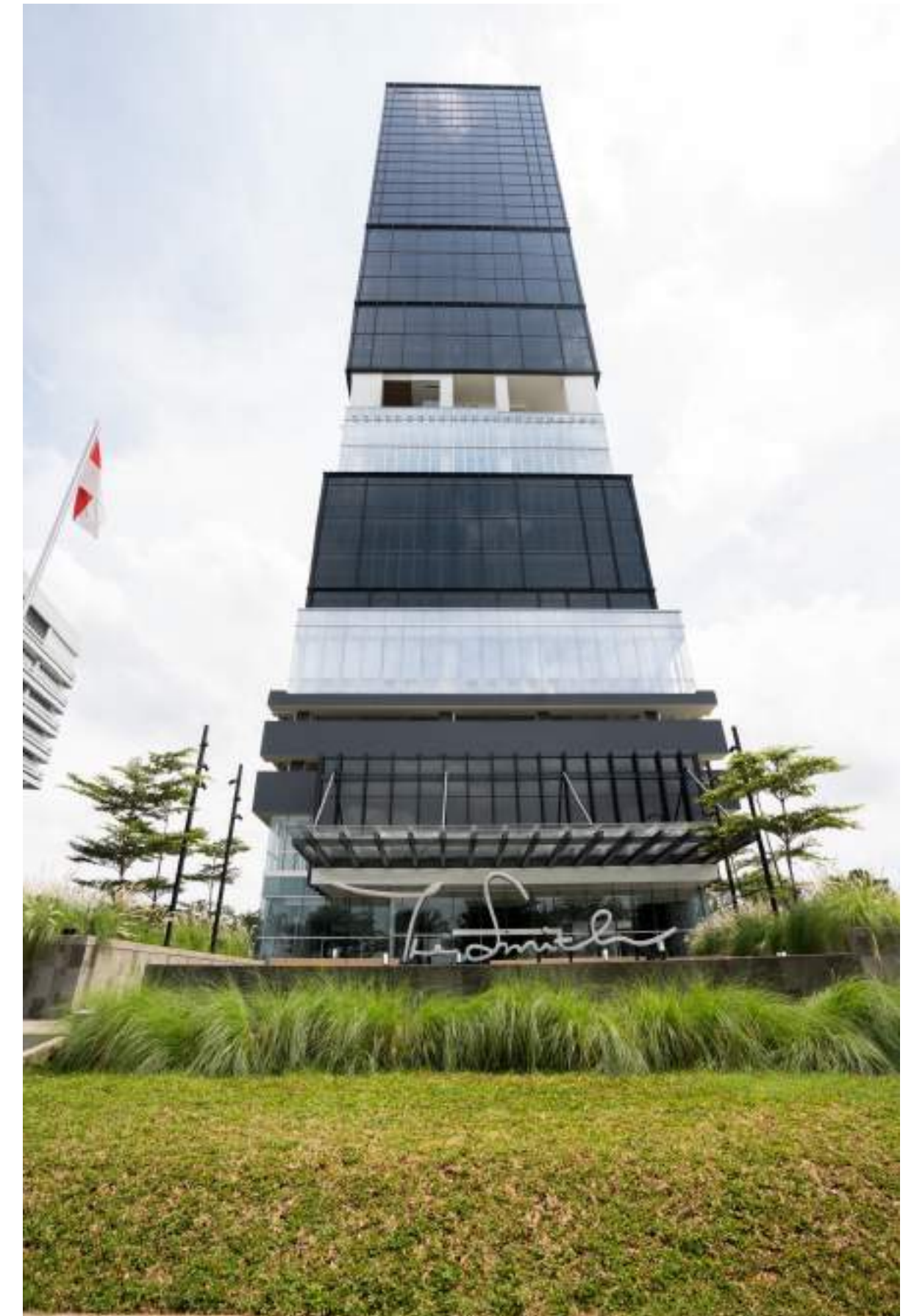
3 Room with 2 Bedroom



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

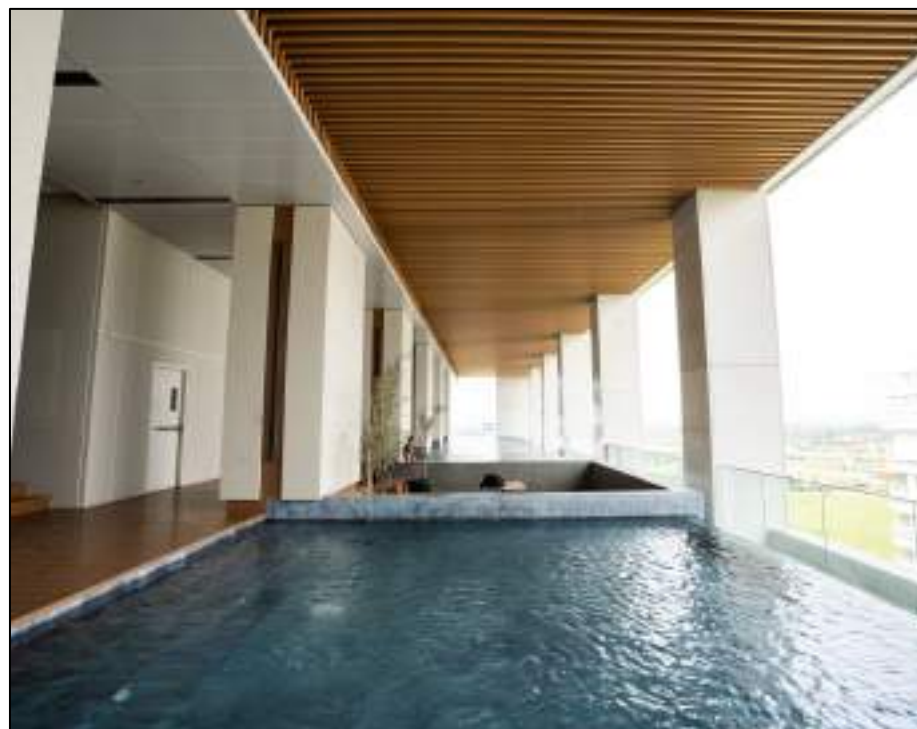
1 Main Lobby



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

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 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.



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



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.

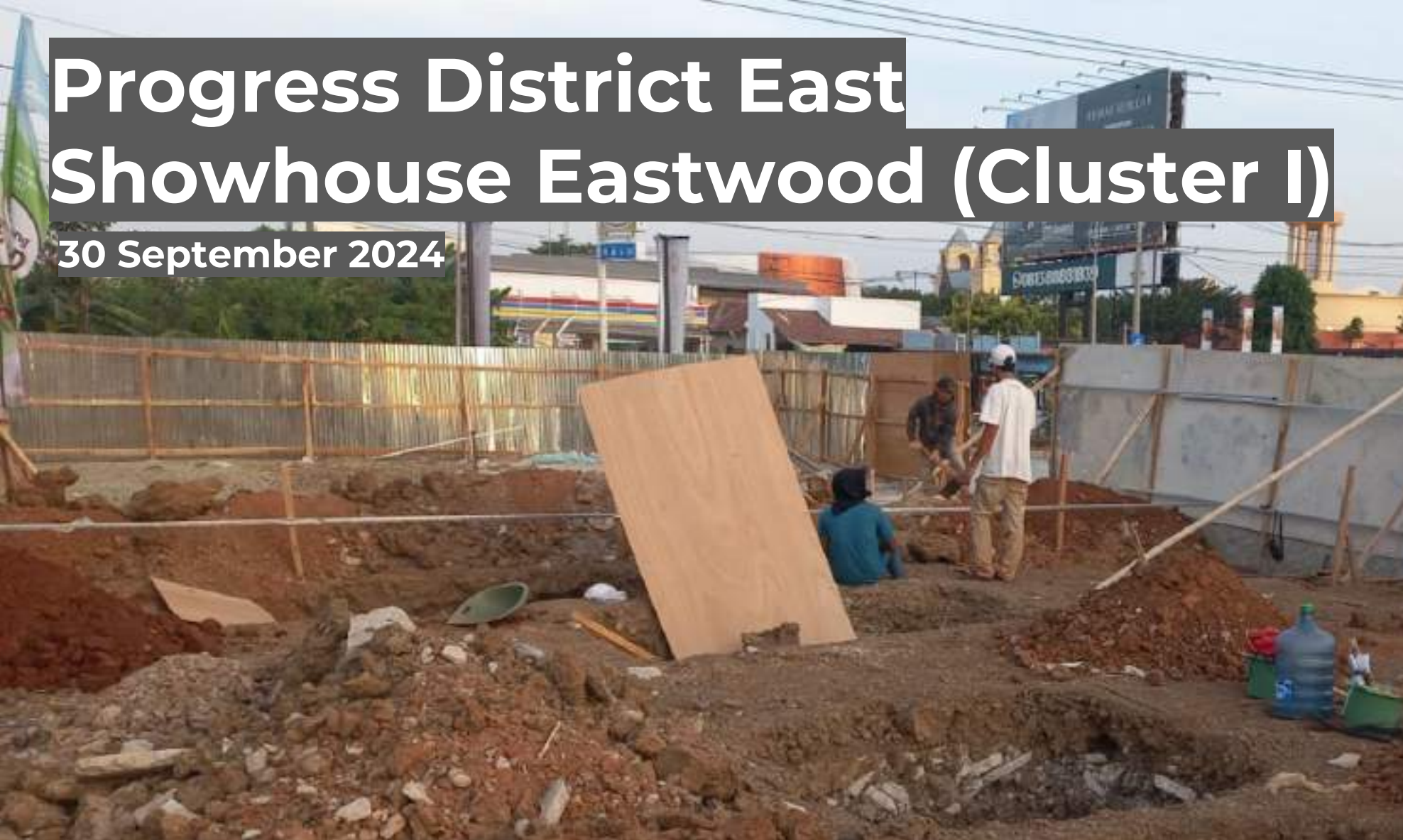
MARKETING GALLERY DISTRICT EAST

31 Agustus 2024



Progress District East Showhouse Eastwood (Cluster I)

30 September 2024



FINANCIAL PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2019	2020	2021	2022	2023	9M 2023	9M 2024
Sales and Revenues	227.040	201.114	372.941	210.537	95.125	62.279	70.317
Cost of Sales and Direct Cost	(157.584)	(137.313)	(289.115)	(170.168)	(77.018)	(49.733)	(54.702)
Gross Profits	69.456	63.801	83.826	40.369	18.108	12.546	15.615
Operating Profit	33.019	23.899	32.605	(17.250)	(19.442)	(12.967)	(16.128)
Net Profit (Loss) For The Year	33.002	23.891	32.599	(17.331)	(20.233)	(13.735)	(16.249)
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	31.865	24.960	33.157	(18.249)	(19.889)	(13.717)	(16.047)

BALANCE SHEET (in millions rupiah)	2019	2020	2021	2022	2023	FY 2023	9M 2024
Assets							
Current Assets	776.105	866.833	686.782	577.507	542.278	558.845	556.857
Non-Current Assets	140.795	108.068	225.898	226.960	238.130	226.310	244.511
Total Assets	916.899	974.901	912.679	804.467	780.407	785.155	801.369
Liabilities and Equity							
Current Liabilities	546.099	476.105	305.474	221.816	220.364	204.430	267.765
Non-Current Liabilities	332.245	324.349	251.604	245.368	242.673	255.442	232.209
Total Liabilities	878.344	800.454	557.078	467.185	463.037	459.872	499.975
Equity	38.556	174.447	355.601	337.282	317.370	331.731	325.283
Total Liabilities and Equity	916.899	974.901	912.679	804.467	780.407	791.602	825.258

RATIO	2019	2020	2021	2022	2023	9M 2023	9M 2024
Current Ratio (x)	1,42	1,82	2,25	2,60	2,46	2,73	2,08
Total Liabilities to Total Equity (x)	22,78	4,59	1,57	1,39	1,46	1,39	1,54
Total Liabilities to Total Equity (x)*	8,86	2,47	1,12	1,01	0,95	0,97	0,92
Net Profit to Total Assets (%)	3,60%	2,45%	3,57%	-2,15%	-2,59%	-1,75%	-2,03%
Net Profit to Total Equity (%)	86%	14%	9%	-5%	-6%	-4%	-5%

* 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

Head Office: Brooklyn Premium Office

Jl. Sutera Boulevard Kav 22-26 Alam Sutera

Tangerang Selatan Indonesia 15320

Phone Number: 021 29201133/081 223668899

corsec@trinitidynamik.com

DISCLAIMER :

These presentation materials have been prepared by Trinitidynamik, solely for the use at this presentation.

You must keep the contents of this presentation strictly confidential. This presentation material is highly confidential, is being presented solely for your information and may not be copied, reproduced or redistributed to any other person in any manner.

No representations or warranties, express or implied, are made as to, and no reliance should be placed on, the accuracy, fairness or completeness of the information presented or contained in this presentation. Neither the company nor the Advisors nor any of their affiliates, advisers or representatives accepts any responsibility whatsoever for any loss or damage arising from any information presented or contained in this presentation. The information presented or contained in this presentation is current as of the date hereof or the date indicated herein with respect to such information and is subject to change without notice and its accuracy is not guaranteed. Neither the Advisors nor any of their affiliates, advisers or representatives make any undertaking to update any such information subsequent to the date hereof. This presentation should not be construed as legal, tax, investment or other advice.

This presentation does not constitute an offer or invitation to purchase or subscribe for any securities and neither any part of this presentation nor any information or statement contained therein shall form the basis of or be relied upon in