

# COMPANY UPDATE DEC 2024

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PT. TRINITI DINAMIK TBK. (TRUE)

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Member of  TRINITILAND

15 January, 2025

# 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 December 31, 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**  
2,055,880,000 shares, 27.15%

**Total : 7,583,441,540 shares**

As of January 14, 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

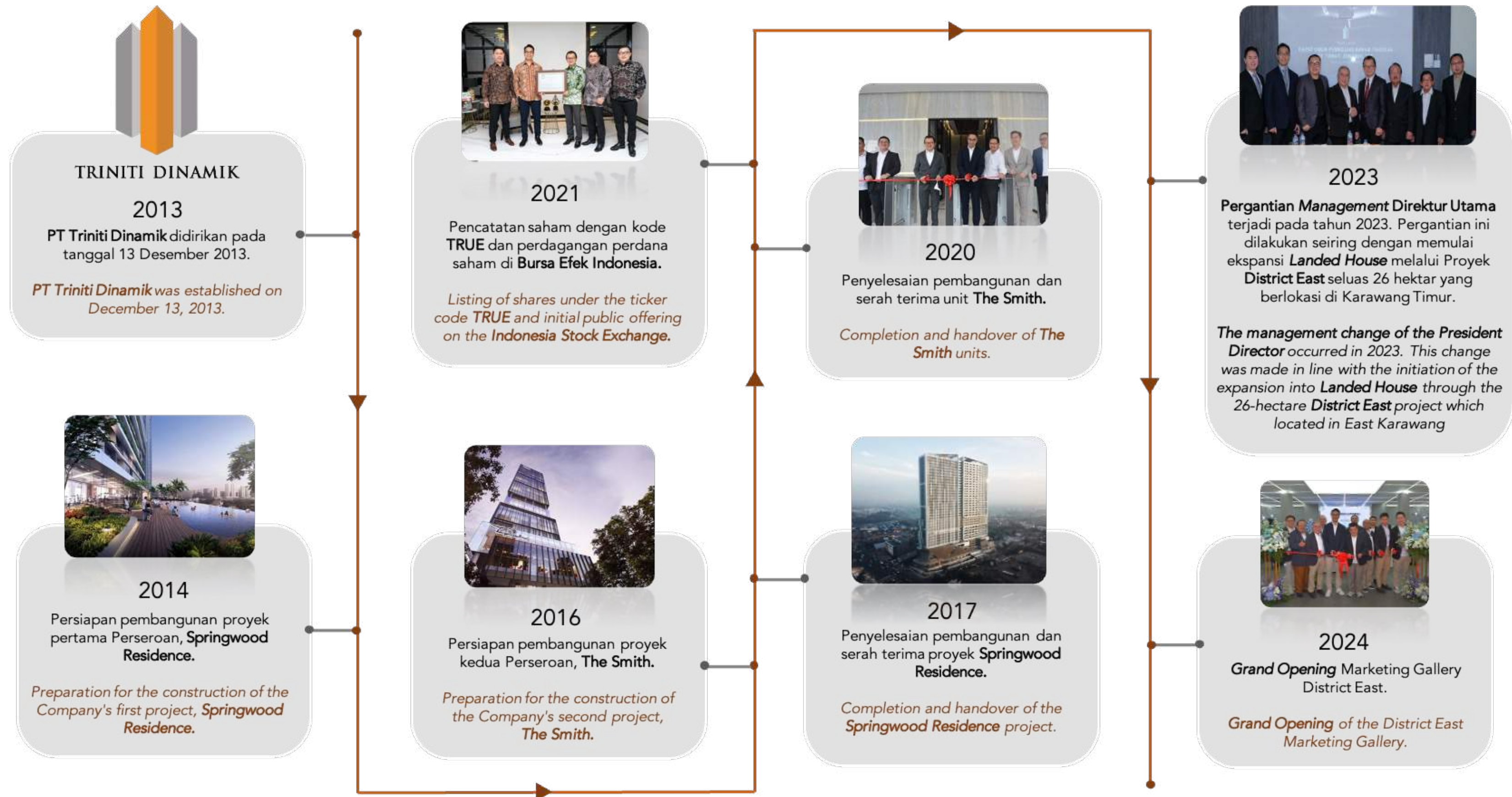
To be one of the best property developers in Indonesia.

## 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.

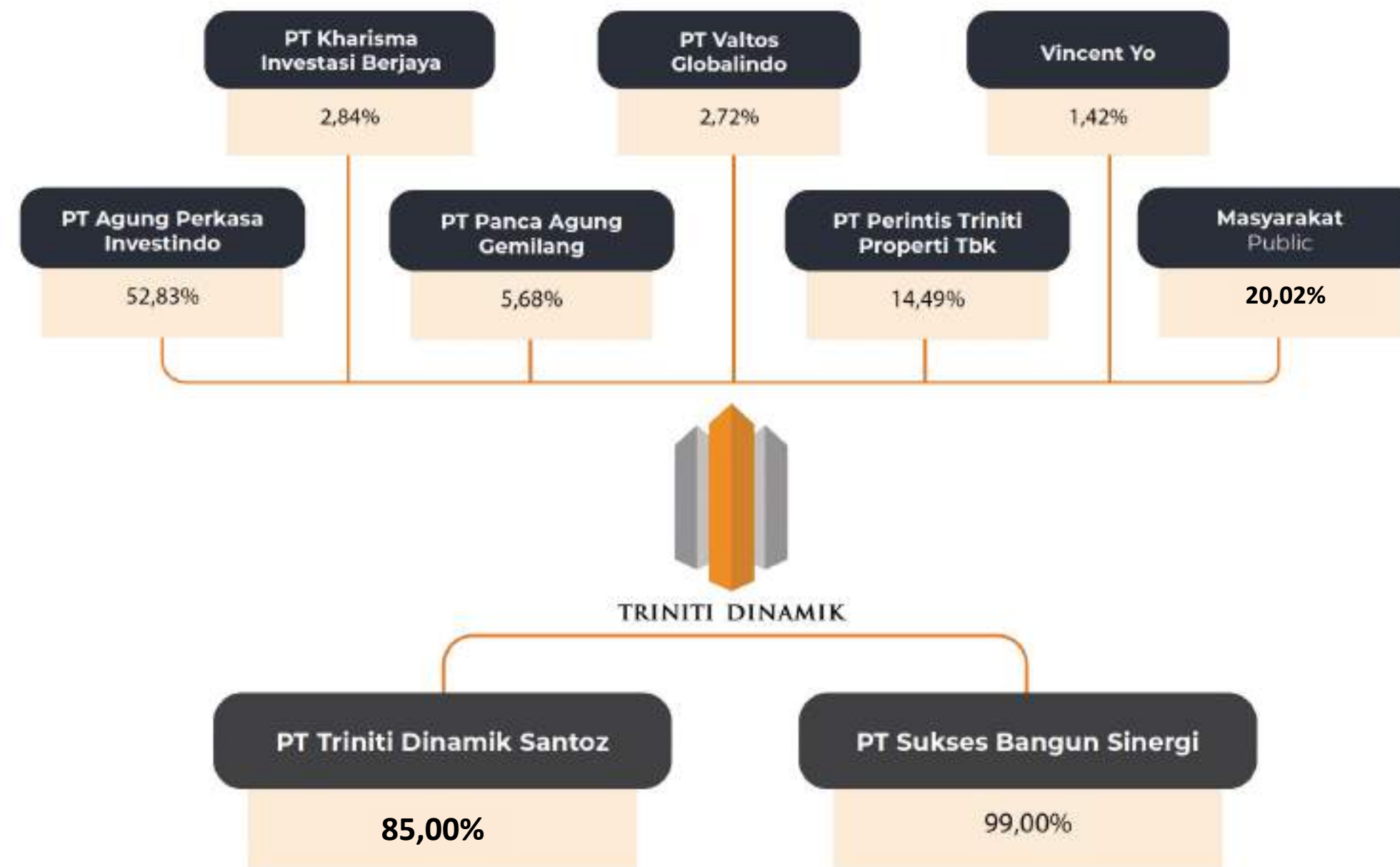


# MILESTONE

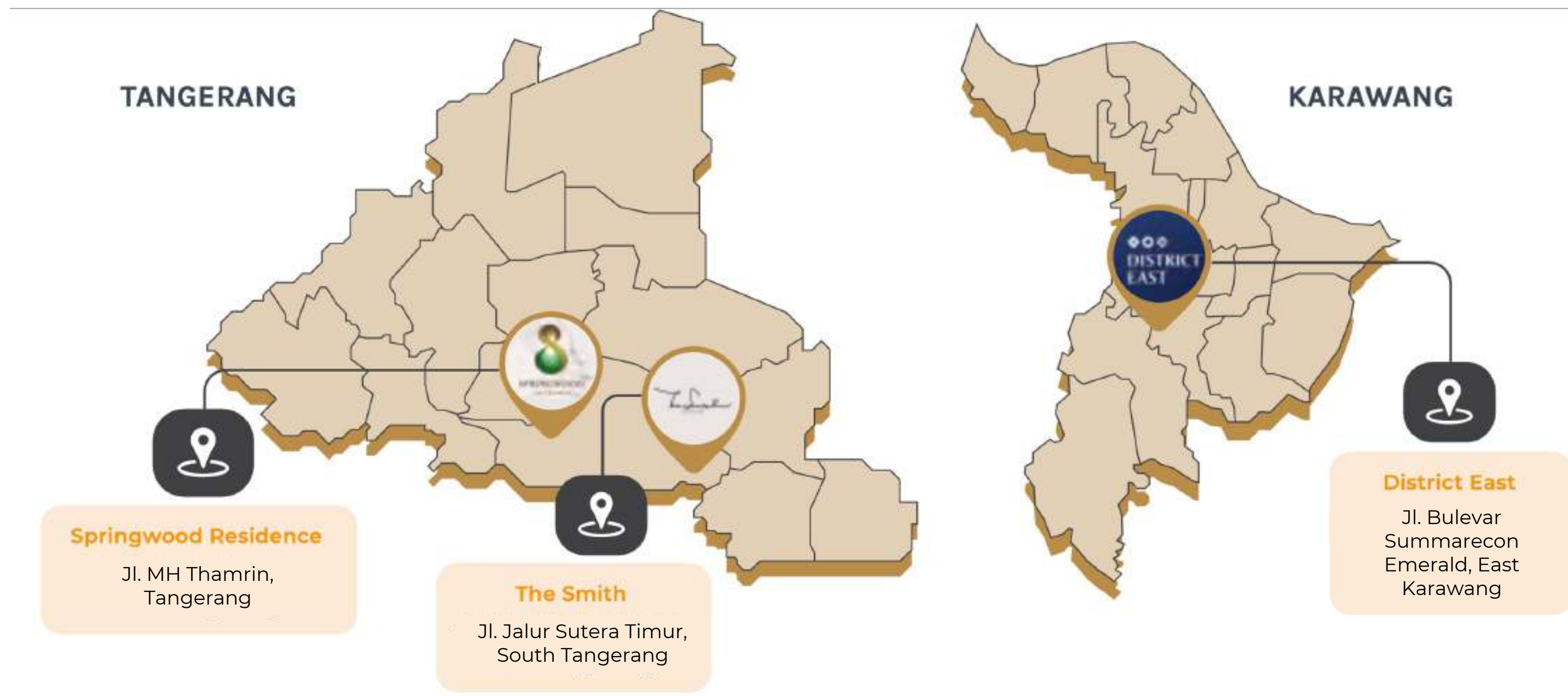


# CORPORATE STRUCTURE

As of December 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.

<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



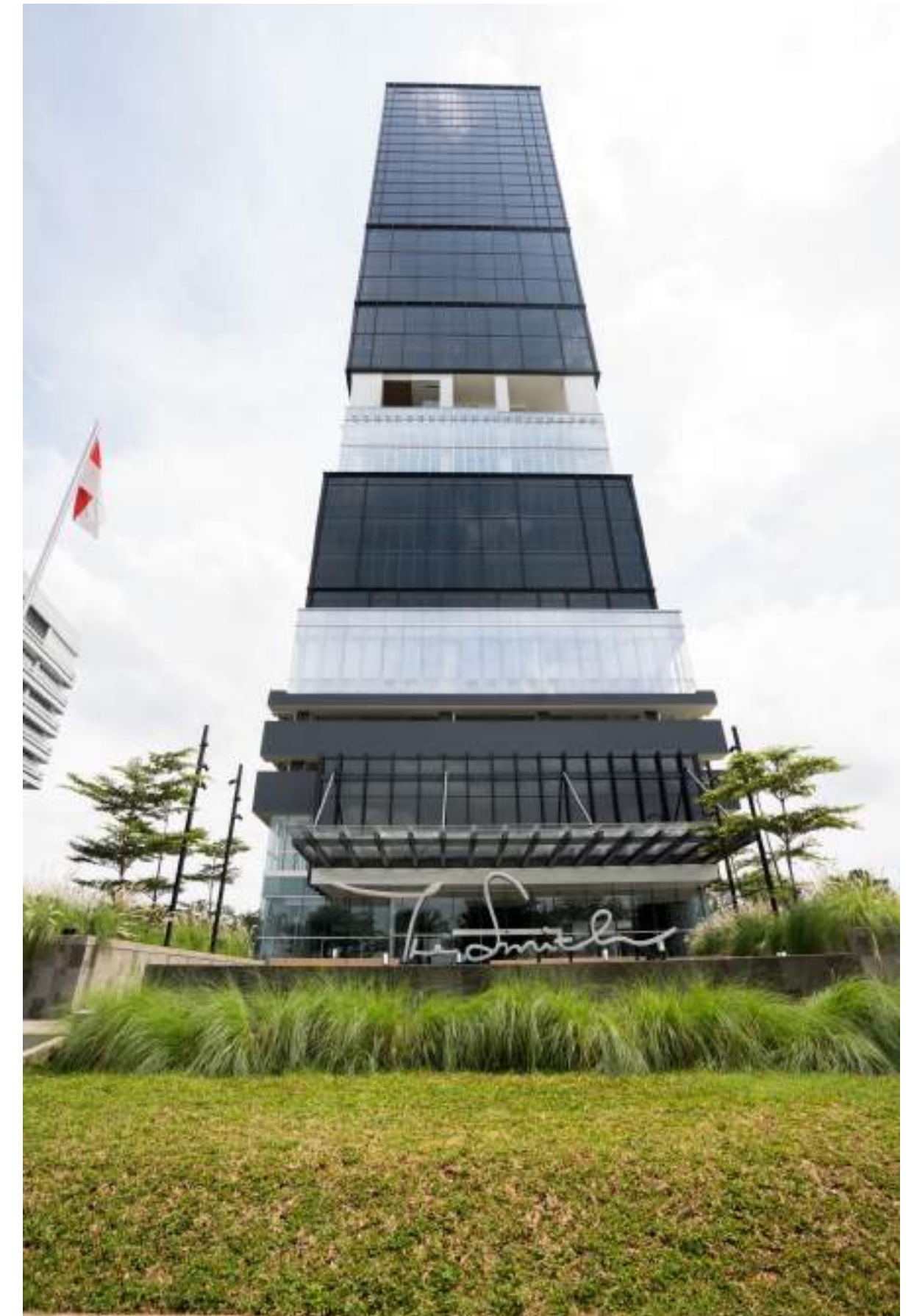
3 Room with 2 Bedroom



# 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 m <sup>2</sup>
<b>Completed</b>	: 2021
<b>Project Value</b>	: Rp 1 Trillion



# THE SMITH

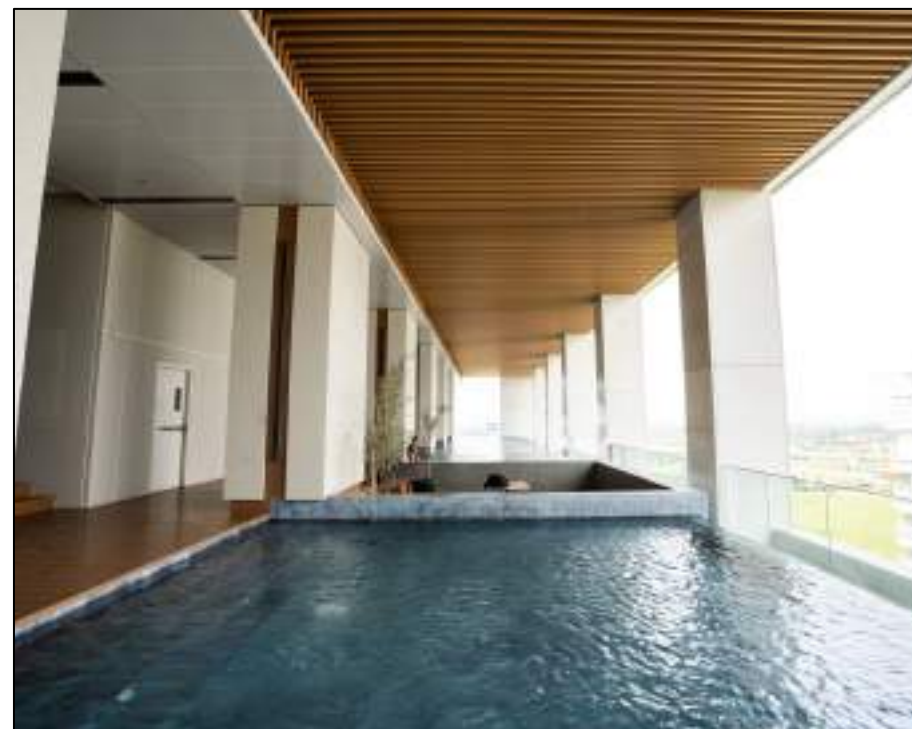
1 Main Lobby



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 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 December 2024

## 1 MARKETING GALLERY DISTRICT EAST



## 2 INSIDE MARKETING GALLERY DISTRICT EAST



# SHOWHOUSE DISTRICT EAST

31 December 2024

## 1 CONSTRUCTION SHOWHOUSE EASTWOOD UNIT T510+ & T612+



# FINANCIAL PERFORMANCE

<b>PROFIT AND LOSS</b> (in millions rupiah)	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>9M 2023</b>	<b>9M 2024</b>
<b>Sales and Revenues</b>	227.040	201.114	372.941	210.537	95.125	62.279	70.317
<b>Cost of Sales and Direct Cost</b>	(157.584)	(137.313)	(289.115)	(170.168)	(77.018)	(49.733)	(54.702)
<b>Gross Profits</b>	69.456	63.801	83.826	40.369	18.108	12.546	15.615
<b>Operating Profit</b>	33.019	23.899	32.605	(17.250)	(19.442)	(12.967)	(16.128)
<b>Net Profit (Loss) For The Year</b>	33.002	23.891	32.599	(17.331)	(20.233)	(13.735)	(16.249)
<b>Total Comprehensive Income (Loss) Attributable to Owners of the Parent</b>	31.865	24.960	33.157	(18.249)	(19.889)	(13.717)	(16.047)
<b>BALANCE SHEET</b> (in millions rupiah)	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>FY 2023</b>	<b>9M 2024</b>
<b>Assets</b>							
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
<b>Total Assets</b>	916.899	974.901	912.679	804.467	780.407	785.155	801.369
<b>Liabilities and Equity</b>							
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
<b>Total Liabilities</b>	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
<b>Total Liabilities and Equity</b>	916.899	974.901	912.679	804.467	780.407	791.602	825.258
<b>RATIO</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>9M 2023</b>	<b>9M 2024</b>
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

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