

2024 | FULL YEAR RESULTS

PT TRINITI DINAMIK TBK.

(AUDITED)



TRINITI
DINAMIK

APR 17, 2025



MANAGEMENT

BOARD OF DIRECTORS

PRESIDENT DIRECTOR

Yohanes E. Christianto

DIRECTOR

Chandra

DIRECTOR

Septian Starlin

BOARD OF COMMISSIONERS

PRESIDENT COMMISSIONER

Heriyanto

COMMISSIONER

Johanes L. Andayaprana

COMMISSIONER

Kevin Jong

INDEPENDENT COMMISSIONER

Dr. Ir. Erman Suparno, M.B.A., M.Si.

INDEPENDENT COMMISSIONER

Danny Sutradewa

TICKER

IDX : TRUE

MARKET CAPITALIZATION

IDR 128.708.833.620
as of April 16, 2025

ISSUED SHARES

7.571.107.860

SHARE PRICE

Oct 1 2024	Rp 22
Dec 31 2024	Rp 17
High/Low	Rp 24/16

SHAREHOLDERS

PT Agung Perkasa Investindo	52.83%
PT Perintis Trinita Properti	14.49%
PT Panca Agung Gemilang	05.68%
Public	27.00%

INVESTOR RELATIONS

corsec@trinitidinamik.com
www.trinitidinamik.com

FINANCIAL SUMMARY

Cost of Revenue	FY 2023	FY 2024	%
Revenue	95.125.448.551	87.150.570.699	-8%
Cost of Revenue	(77.017.510.609)	(62.127.244.471)	-19%
Gross Profit	18.107.937.942	25.023.326.228	38%
Operating Expense	(36.402.637.125)	(83.898.177.146)	130%
Operating Profit	(18.294.699.183)	(58.874.850.918)	222%
Profit Before Tax	(19.441.553.567)	(58.567.446.391)	201%
Net Profit	(20.233.287.898)	(58.688.210.149)	190%
Net Profit Attributable to Owners of Parent Entity	(20.210.191.516)	(58.320.112.682)	189%

in IDR	Dec 31-2023	Dec 31-2024	%
Assets			
Current Assets	542.277.681.958	500.984.309.173	-8%
Non-current Assets	238.129.783.209	269.179.554.755	13%
Total Assets	780.407.465.167	770.163.863.928	-1%
Liabilities			
Current Liabilities	220.364.482.391	280.295.649.841	27%
Non-current Liabilities	242.672.901.933	230.168.173.952	-5%
Total Liabilities	463.037.384.324	510.463.823.793	10%
Equity	317.370.080.843	259.700.040.135	-18%
Total Liabilities & Equities	780.407.465.167	770.163.863.928	-1%

FY 24 HIGHLIGHTS

8%

**DECREASE IN
REVENUE**

Triniti Dinamik recorded a revenue of IDR87.15 billion in FY24, an 8% decrease in recorded revenue compared to the same period of last year which was recorded at IDR95.13 billion. The Smith was the sole contributor to the Company's Revenue in FY24.

38%

**INCREASE IN
GROSS PROFIT**

Gross Profit increased 38% accordingly from IDR18.11 billion in FY23 to IDR25.02 billion in FY24.

1%

**DECREASE IN
TOTAL ASSETS**

The Company's Total Assets decreased by 1% from IDR780.40 billion in FY23 to IDR770.16 in FY24 due to a decrease in Current Assets by 8%. It is mainly caused by a decrease in prepaid expenses and prepaid taxes.

10%

**INCREASE IN
TOTAL LIABILITIES**

The Total Liabilities increased 10% from IDR463.03 billion in FY23 to IDR510.46 billion in FY24 due to growth in Advances from Customers.

**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 87.15 billion in FY24, marking a 8% decrease from the IDR 95.13 billion recorded in the same period last year. This revenue was solely driven by The Smith, with unit handovers completed in 2022 and 2023. Looking ahead, the Company is optimistic about stronger prospects over the next 3-5 years, supported by its strategic expansion into the landed housing market. The launch of its highly anticipated flagship landed housing project, District East in 2024, is expected to be a key driver of future growth.

COST OF REVENUE

The Cost of Revenue in FY24 decreased by 19% from IDR 77.02 billion in FY23 to IDR 62.13 billion in FY24, which is in line with the decrease in total Revenue recorded during the period, including direct costs related to the production and delivery of the goods sold.

PROFITABILITY

The Company recorded a Gross Profit of IDR 25.02 billion in FY24, reflecting a 38% increase from IDR18.11 billion in the same period last year. Despite this improvement, the Company reported a Net Loss for the period, a 190% decrease from IDR 20.23 billion to IDR 58.69 billion. This loss is mainly because of the impact of PSAK 72 implementation, which prevents the Company from recognizing income from ongoing projects, while operational expenses—remaining relatively high to support business activities—continue to be incurred and must be reflected in the current year's Financial Report.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in IDR	Dec 31-2023	Dec 31-2024	%
Assets			
Current Assets	542.277.681.958	500.984.309.173	-8%
Non-current Assets	238.129.783.209	269.179.554.755	13%
Total Assets	780.407.465.167	770.163.863.928	-1%
Liabilities			
Current Liabilities	220.364.482.391	280.295.649.841	27%
Non-current Liabilities	242.672.901.933	230.168.173.952	-5%
Total Liabilities	463.037.384.324	510.463.823.793	10%
Equity	317.370.080.843	259.700.040.135	-18%
Total Liabilities & Equities	780.407.465.167	770.163.863.928	-1%

ASSETS

The Company's Total Assets decreased by 1% from IDR 780.40 billion in FY23 to IDR 770.16 billion in FY24 due to a decrease in Current Assets by 8%. It is mainly caused by a decrease in prepaid expenses and prepaid taxes which decreased by 51% and 12% respectively.

LIABILITIES

Total Liabilities increased by 10% from ID R463.04 billion in FY23 to IDR 510.46 billion in FY24 due to an increase in Current Liabilities. This is mainly due to a growth in Advances from Customers which was recorded at IDR 86.63 billion in FY23 and grew 62% to IDR 140.07 billion in FY24.

EQUITY

Total Equity decreased by 18% from IDR 317.37 billion in FY23 to IDR 259.70 billion in FY24. This decline was primarily attributed to a decrease in Comprehensive Loss for the year as reflected in the Profit and Loss Statement, which went down 190% from IDR 19.91 billion to IDR 57.70 billion.



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**, 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.



DISTRICT EAST



Triniti Dinamik x AlfaLand: The Launch of District East

Triniti Dinamik signed a cooperation agreement with AlfaLand Group on June 21, 2023 to collaborate in developing a 26-hectare mixed-use project in Karawang called District East. The project focuses on creating a vibrant, sustainable community with a blend of residential, commercial, and lifestyle spaces that incorporates eco-friendly design principles and modern infrastructure to cater to urban lifestyles.

District East consists of 8 housing clusters, the first of which is called Eastwood and is currently being developed. Eastwood itself is an affordable landed house project that presents a modern Singaporean lifestyle, combining urban luxury with Eastern cultural persona to create a life that is not only superior but also depicts harmony. It is hoped that this project can contribute to Triniti Dinamik's income in the next 4 to 5 years.

This project represents a significant milestone for the Company, marking its expansion beyond Tangerang and reflecting its commitment to diversifying its portfolio after solely focusing on high-rise buildings. On August 18, 2024, Triniti Dinamik, in collaboration with AlfaLand Group, proudly celebrated the grand opening of the Marketing Gallery for District East.

Triniti Dinamik Corporate Strategy

- Focused on **innovative and sustainable real estate developments** to meet evolving market demands.
- Emphasizes **strategic partnerships** (e.g., with Alpha Land) 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

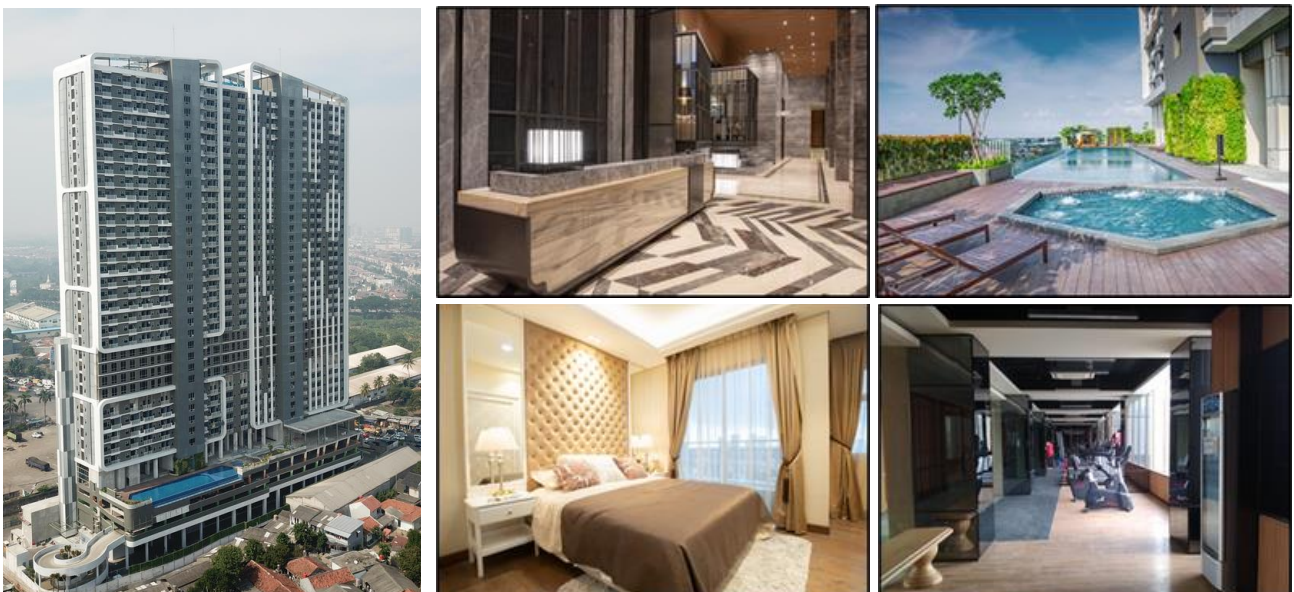
- The launch of District East positions Triniti Dinamik as a **key player in mixed-use development**, boosting its portfolio and market presence.
- Expected to contribute significantly to the company's growth and **revenue diversification**.
- Aligns with the company's long-term vision of creating **sustainable 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

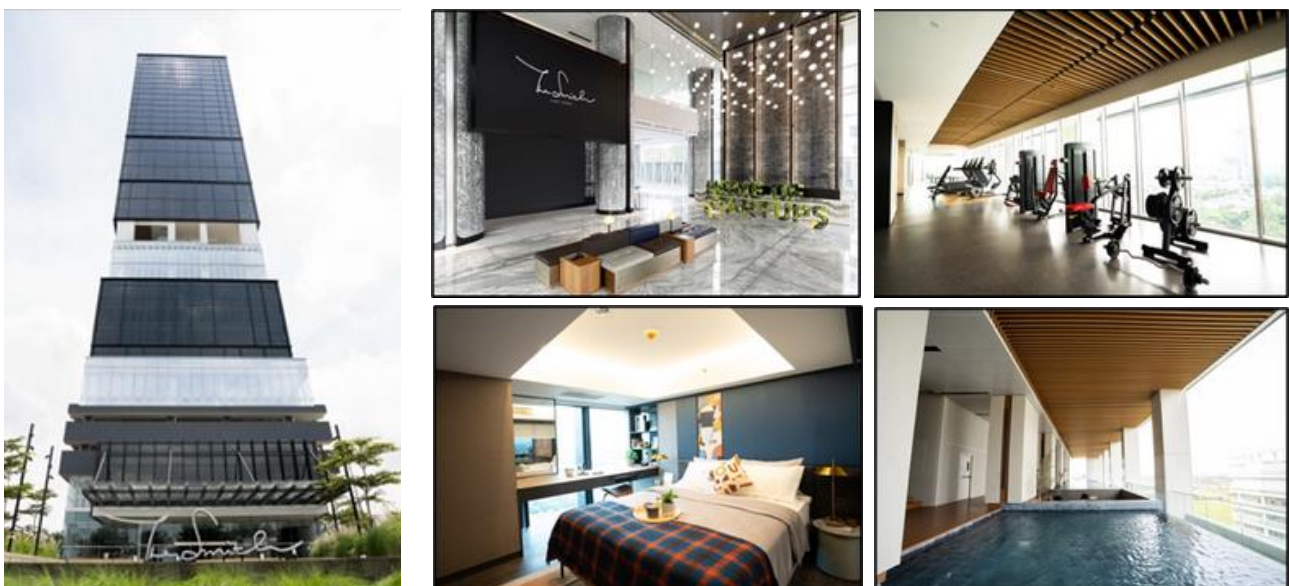
The Company has 3 projects in its portfolio:

- 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 Indoor

Eastwood Cluster Show House Construction

March 2025



Facade Finishing



Under-Stairs Cabinet Installation



Children's Bed Partition Work

Disclaimer

This document contains certain financial information and results of operation, and may also contains 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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Alamat Korespondensi:

PT Triniti Dinamik Tbk – The Smith – Alam Sutera

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