

2025

PT TRINITI DINAMIK TBK.

Q1 RESULTS

(AUDITED)



TRINITI
DINAMIK



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 136.279.941.480

as of May 22, 2025

ISSUED SHARES

7.571.107.860

SHARE PRICE

Jan 1 2025 Rp 22

May 22 2025 Rp 18

High/Low Rp 18/12

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

in thousands IDR	Q1 2024	Q1 2025	%
Revenue	23.439.539.623	10.737.124.920	-54,2%
Cost of Revenue	(19.705.870.631)	(6.951.410.864)	-64,7%
Gross Profit	3.733.668.992	3.785.714.056	1,4%
Operating Expense	(9.061.387.898)	(9.874.789.985)	9,0%
Operating Profit	(5.327.718.906)	(6.089.075.929)	14,3%
Profit Before Tax	(5.296.085.102)	(5.945.806.512)	12,3%
Net Profit	(5.416.848.860)	(5.945.806.512)	9,8%
Net Profit Attributable to Owners of Parent Entity	(5.408.647.479)	(5.943.710.317)	9,9%

in thousands IDR	Dec 31-2024	Mar 31-2025	%
Assets			
Current Assets	500.984.309.173	501.704.463.858	0,1%
Non-current Assets	269.179.554.755	278.762.375.586	3,6%
Total Assets	770.163.863.928	780.466.839.444	1,3%
Liabilities			
Current Liabilities	280.295.649.841	296.957.409.949	5,9%
Non-current Liabilities	230.168.173.952	229.564.323.854	-0,3%
Total Liabilities	510.463.823.793	526.521.733.803	3,1%
Equity	259.700.040.135	253.994.172.974	-2,2%
Total Liabilities & Equities	770.163.863.928	780.515.906.777	1,3%

Q1 2025 HIGHLIGHTS

-54,2%

DECREASE IN REVENUE

Triniti Dinamik recorded a revenue of IDR 10.74 billion in Q1 2025, -54,2% decrease in recorded revenue compared to the same period of Q1 2024 which was recorded at IDR 23.44 billion.

1,4%

INCREASE IN GROSS PROFIT

Gross Profit increased 1,4% accordingly from IDR 3.73 billion in Q1 2024 to IDR 3.79 billion in Q1 2025, reflecting the cost efficiency that the Company managed to maintain amidst the challenges of declining revenue.

0,1%

INCREASE IN TOTAL ASSETS

The Company's Total Assets decreased by 0,1% from IDR 770.16 billion in FY 2024 to IDR 780.47 in Q1 2025 due to an increase in Non-Current Assets by 4%. decrease in Current Assets by 0,1%.

3,1%

INCREASE IN TOTAL LIABILITIES

The Total Liabilities increased 3,1% from IDR 510.46 billion in FY 2024 to IDR 526.52 billion in Q1 2025 due to growth in Current Liabilities, mainly in advance from customer.

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 10.74 billion in Q1 2025, marking a 54,2% decrease from the IDR 23.44 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 Q1 2025 decreased by 64,7% from IDR 19.71 billion in Q1 2024 to IDR 6.95 billion in Q1 2025. The drop in cost of revenue and increase in gross profit margins, despite lower top-line revenue, highlight the Company's success in tightening cost structures and increasing operational efficiency.

PROFITABILITY

The Company recorded a Gross Profit of IDR 3.79 billion in Q1 2025, reflecting a 1,4% increase from IDR 3.73 billion in the same period last year. However, the Company still posted a net loss of IDR 5.75 billion in Q1 2025. This was mainly driven by relatively high operating expenses, particularly general and administrative expenses, which rose significantly from IDR 5.20 billion to IDR 7.30 billion. These costs offset the gain in gross profit and contributed to the continued net loss.



CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in thousands IDR	Dec 31-2024	Mar 31-2025	%
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Equity	259.700.040.135	253.994.172.974	-2,2%
Total Liabilities & Equities	770.163.863.928	780.515.906.777	1,3%

ASSETS

The Company's Total Assets increased by 1,3% from IDR500.98 billion in FY 2024 to IDR 501.70 billion in Q1 2025. The growth was mainly supported by an increase in non-current assets, particularly advances project and restricted cash in bank, which indicates ongoing investment in new project developments.

LIABILITIES

Total Liabilities increased by 3,1% from IDR 510.46 billion in FY 2024 to IDR 526.52 billion in Q1 2025. The increase mainly because of the current liabilities especially on customer advances (from IDR 140.07 billion to IDR 163.41 billion), which indicating increased customer interest and pre-sales activity on new or ongoing projects.

EQUITY

Total Equity decreased by -2% from IDR259.70 billion in FY 2024 to IDR 253.99 billion in Q1 2025. 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 7% from IDR5.34 billion to IDR 5.71 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

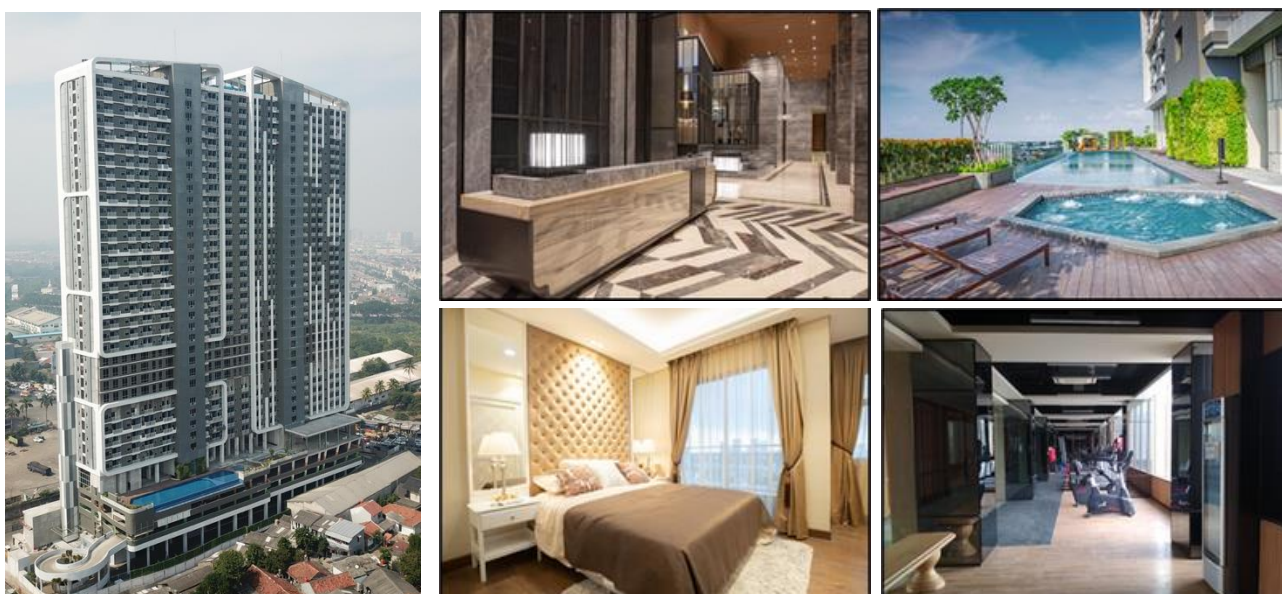
- The launch of District East positions Triniti Dinamik as a **key player in mixed-use development**, boosting its portfolio and market presence.
- Expected to contribute significantly to the company's growth and **revenue diversification**.
- Aligns with the company's long-term vision of creating **sustainable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

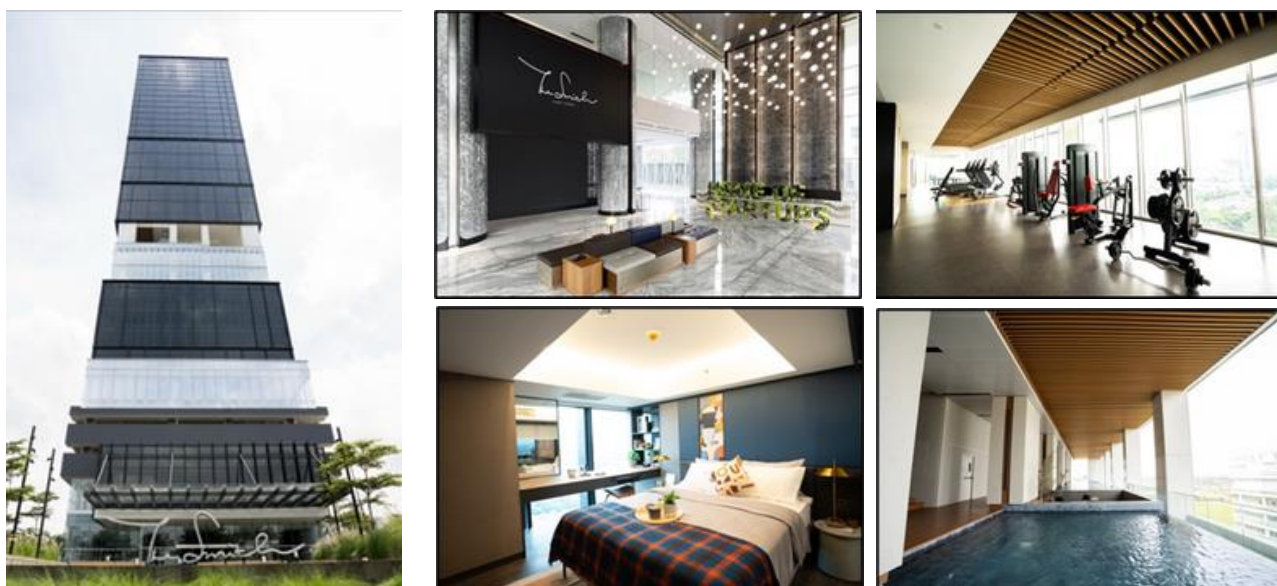
The Company has 3 projects in its portfolio:

- 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

April 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 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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