

2025 | 1H RESULTS

PT TRINITI DINAMIK TBK. (UNAUDITED)



AUGUST 7, 2025



MANAGEMENT

TICKER

IDX: TRUE

MARKET CAPITALIZATION

IDR 151.422.157.200
as of June 30, 2025

ISSUED SHARES

7.571.107.860

SHARE PRICE

Apr 1 2025	Rp 13
Aug 1 2025	Rp 20
High/Low	Rp 21/12

SHAREHOLDERS

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

BOARD OF DIRECTORS

PRESIDENT DIRECTOR

Yohanes E. Christianto

DIRECTOR

Chandra

DIRECTOR

Septian Starlin

BOARD OF COMMISSIONERS

PRESIDENT COMMISSIONER

Heriyanto

COMMISSIONER

Kevin Jong

INDEPENDENT COMMISSIONER

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

INVESTOR RELATIONS

corsec@trinitidinamik.com
www.trinitidinamik.com

FINANCIAL SUMMARY

in thousands IDR	1H 2024	1H 2025	%
Revenue	49.841.185	23.882.423	-52%
Cost of Revenue	(38.798.969)	(17.335.068)	55%
Gross Profit	11.042.216	6.547.355	-41%
Operating Expense	(19.266.108)	(16.676.936)	13%
Operating Profit	(8.341.157)	(10.228.321)	-23%
Profit Before Tax	(8.223.891)	(9.971.189)	-21%
Net Profit	(8.344.655)	(9.971.189)	-19%
Net Profit Attributable to Owners of Parent Entity	(8.336.454)	(9.975.955)	-20%
in thousands IDR	Dec 31-2024	Jun 30-2025	%
Assets			
Current Assets	500.984.309	581.200.254	16%
Non-current Assets	269.179.554	202.941.081	-25%
Total Assets	770.163.863	784.141.335	2%
Liabilities			
Current Liabilities	280.295.649	306.005.241	9%
Non-current Liabilities	230.168.174	227.927.365	-1%
Total Liabilities	510.463.823	533.932.606	5%
Equity	259.700.040	250.208.729	-4%
Total Liabilities & Equities	770.163.863	784.141.335	2%

1H 2025 HIGHLIGHTS

-52%

DECREASE IN
REVENUE

The Company recorded a revenue of IDR 23.88 billion in 1H25, an adjustment from the same period on the previous year, which was recorded IDR 49.84 billion.

-41%

DECREASE IN
GROSS PROFIT

In 1H25 the Company recorded a Gross Profit of IDR 6.54 billion, from IDR 11.04 billion in the same period of the previous year.

2%

INCREASE IN
TOTAL ASSETS

The Company's Total Assets slightly increase from IDR 770.16 billion in FY 2024 to IDR 784.14 in 1H25 due to an increase in Non-Current Assets and Current Assets.

5%

INCREASE IN
TOTAL LIABILITIES

In 1H25, the Company recorded total liabilities of IDR 533.93 billion, up from IDR 510.46 billion in FY24, mainly driven by higher Current Liabilities, particularly advances from customer. The increase reflects a stronger customer demand.

**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 23.88 billion in 1H25, adjustment from the same period on the previous year which was recorded IDR 49.84 billion. The adjustment in revenue was due to the handover of The Smith Project as the main contributor of the Company's revenue, which began gradually in early 2021 and most carried out in 2022 and 2023.

Looking forward, the Company remains confident in its growth trajectory, supported by its strategic expansion into the landed housing market. The launch of District East in 2024 is anticipated to play a pivotal role in accelerating future performance and diversifying the Company's development portfolio.

COST OF REVENUE

The Company's Cost of Revenue was IDR 17.33 billion in 1H25, compared to IDR 38.79 billion in 1H24. This change aligns with the lower total revenue during the period and primarily reflects reduced direct costs associated with the production and delivery of goods sold. The reduction also highlights the Company's ongoing efforts to optimize its cost structure and enhance operational efficiency.

PROFITABILITY

The Company recorded a Gross Profit of IDR 6.54 billion in 1H25, down from IDR 11.04 billion in the same period last year. Net Loss for the period stood at IDR 9.97 billion, compared to IDR 8.34 billion a year earlier. The performance reflects continued pressures on revenue recognition and broader market headwinds impacting sales momentum. Nevertheless, the Company has been actively expanding into the landed house segment, in line with its long-term growth strategy, namely District East which located in Karawang. Furthermore, District East is expected to strengthen the portfolio mix and contribute positively to future revenue streams of the Company.



CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

in thousands IDR	Dec 31-2024	Jun 30-2025	%
Assets			
Current Assets	500.984.309	581.200.254	16%
Non-current Assets	269.179.554	202.941.081	-25%
Total Assets	770.163.863	784.141.335	2%
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Non-current Liabilities	230.168.174	227.927.365	-1%
Total Liabilities	510.463.823	533.932.606	5%
Equity	259.700.040	250.208.729	-4%
Total Liabilities & Equities	770.163.863	784.141.335	2%

ASSETS

As of the first half of 2025, the Company's total assets stood at IDR 784.14 billion, slightly higher than IDR 770.16 billion at the end of 2024. It was mainly driven by the growth in current assets, particularly advances and prepaid expenses, as well as the non-current assets side, particularly in restricted cash in banks also contributed to the increase.

LIABILITIES

In 1H25, the Company recorded total liabilities of IDR 533.93 billion, an increase from IDR 510.46 billion at the end of 2024. This growth was largely driven by higher current liabilities, particularly advances from customers, which rose from IDR 140.07 billion to IDR 174.13 billion. The increase in advances indicates stronger customer commitment to ongoing projects.

EQUITY

The Company's total equity was recorded IDR 250.20 billion in 1H25 from IDR 259.70 billion at the end of the previous year. It was primarily due to the net loss recorded during the period.



Company Background

Since its establishment in 2014, Trinita 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**. This new development marks a strategic shift for the company, aligning with growing market demand for innovative and sustainable residential communities.



DISTRICT EAST



The Launch of District East

As part of its strategic initiative to adapt to evolving market dynamics and diversify its portfolio into the landed housing segment, the Company commenced the development of District East, a landmark project located in Karawang, in 2023. This undertaking signifies a pivotal milestone, marking the Company's expansion beyond its historical focus on high-rise developments.

District East is the Company's mixed-use project (Business Center, Lake View Residences, Food Promenade, Hotel, Club House), inspired by Singapore's iconic architecture, which features a harmonious blend of luxurious residential and commercial areas with a lake view in front of it, providing an increasingly comfortable atmosphere.

The development is being executed in phases. On August 18, 2024, the Company held the grand opening of the District East Marketing Gallery, followed by the official launch of the Eastwood Cluster Show House on May 10, 2025. The Eastwood Cluster is a remarkable residential area designed to provide a harmonious living experience with nature.

This exclusive neighborhood emphasizes green living principles and offers a serene environment enriched with lush landscaping, creating an oasis-like atmosphere for residents seeking tranquility and a closer connection to nature.

Guided by its vision to establish vibrant, inclusive, and sustainable communities, District East is expected to serve as a key revenue growth driver for the Company over the coming years, further reinforcing its standing within the national property sector.

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

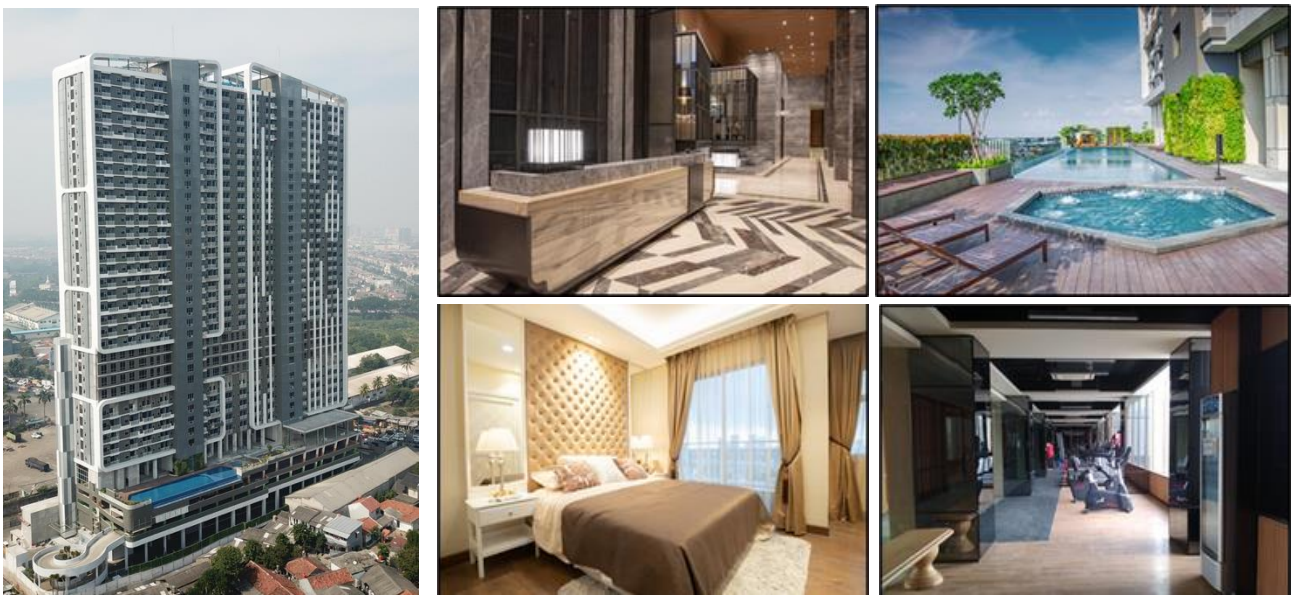
- The launch of District East positions Triniti Dinamik as a **key player in mixed-use development**, boosting its portfolio and market presence.
- Expected to contribute significantly to the company's growth and **revenue diversification**.
- Aligns with the company's long-term vision of creating **sustainable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

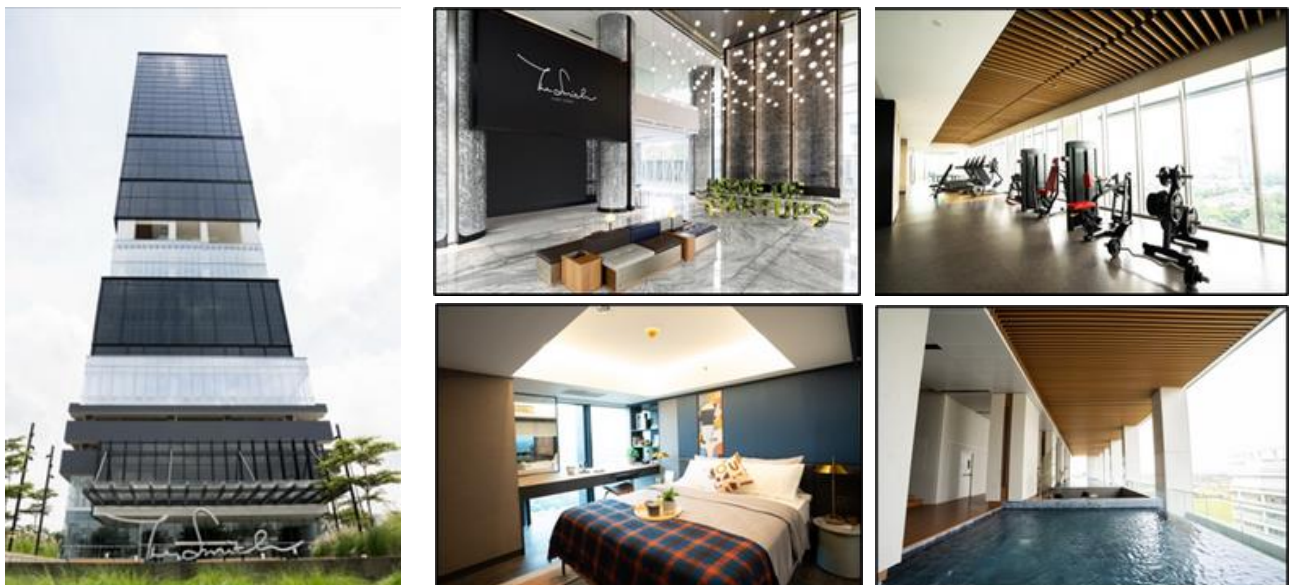
The Company has 3 projects in its portfolio:

- 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



Inauguration Show House
Cluster Eastwood District East
May 10, 2025

Eastwood Cluster Show House

June 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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