

**PRICING SUPPLEMENT**  
**dated 25 February 2022**

**KINABALU CAPITAL SDN BHD**  
(Registration No. 201101014155 (942295-W))

**MEDIUM TERM NOTES ("MTNS") UNDER MTN PROGRAMME WITH A PROGRAMME  
LIMIT OF RM3,000,000,000.00 IN NOMINAL VALUE.**

**Issuance of**

**Issue 3: up to RM230.0 million in nominal value of MTNs**  
**Tranche 1: RM130,000,000.00**

This document constitutes the Pricing Supplement relating to the issue of medium term notes ("MTNs") under MTN Programme, with a programme limit of RM3,000,000,000.00 in nominal value.

This Pricing Supplement is to be read in conjunction with the terms and conditions as set out in the Trust Deed for, amongst others, the MTNs dated 8 December 2016 made between the Issuer and **PACIFIC TRUSTEES BERHAD** (Registration No. 199401031319 (317001-A)) which is made a part hereof as if set forth herein and all documents incorporated by reference therein (collectively, the "**Trust Deed**"), and the deed of covenant dated 22 February 2022 ("**Deed of Covenants (Issue 3)**"). Unless otherwise defined in this Pricing Supplement, capitalised terms used herein have the same meaning as in the Trust Deed and the Deed of Covenants (Issue 3).

The establishment of the MTN Programme and the issuance of the MTNs for Issue 3 under the MTN Programme has each been duly authorised by a resolution of the Board of Directors' of the Issuer dated 18 October 2016 and 10 February 2022.

The Issuer has authorised the Joint Lead Managers and/or their affiliates to circulate or distribute this Pricing Supplement on its behalf in respect of or in connection with the proposed offer or invitation to subscribe for and issue of the MTNs to prospective investors who fall within the ambit of the Selling Restrictions for the purpose of the sale of this issue of MTNs under Issue 3 described herein pursuant to the MTN Programme and that no further evidence of authorisation is required.

This Pricing Supplement is for information purposes only and does not constitute, and may not be used for the purposes of, an offer or solicitation by anyone in any jurisdiction.

This Pricing Supplement and its contents are strictly confidential and are made strictly on the basis that the recipient shall ensure that they will remain confidential. Accordingly, this Pricing Supplement and its contents, or any information, which is made available in connection with any further enquiries, must be held in complete confidence.

This Pricing Supplement is sent to selected persons who fall within the ambit of the Selling Restrictions. Any person who receives this Pricing Supplement who does not fall within the ambit of the Selling Restrictions must immediately notify the Joint Lead Managers and return this Pricing Supplement to the Joint Lead Managers or the Issuer.

In the event that there is any contravention of this confidentiality undertaking or there is reasonable likelihood that this confidentiality undertaking may be contravened, the Issuer may, at its discretion, apply for any remedy available to the Issuer whether at law, equity, including without limitation,

injunctions. The Issuer is entitled to fully recover from the contravening party all costs, expenses and losses incurred and/or suffered, in this regard. For the avoidance of doubt, the recipient, the recipient's professional advisers, directors, employees and any other persons who may receive this Pricing Supplement or any part of it from the recipient shall be deemed to have agreed to abide by this confidentiality undertaking.

The recipient must return this Pricing Supplement and any other information in connection therewith to the Joint Lead Managers promptly upon the Joint Lead Managers' request.

**THE DISTRIBUTION OF THIS PRICING SUPPLEMENT AND THE OFFERING OR SALE OF THE MTNS IS SUBJECT TO THE SELLING RESTRICTIONS. PERSONS INTO WHOSE POSSESSION THIS PRICING SUPPLEMENT COMES INTO ARE REQUIRED BY THE ISSUER, THE JOINT LEAD ARRANGERS AND THE JOINT LEAD MANAGERS TO INFORM THEMSELVES ABOUT AND TO OBSERVE SUCH RESTRICTION. FOR A DESCRIPTION OF CERTAIN RESTRICTIONS ON OFFERS AND SALES OF THE MTNS AND ON DISTRIBUTION OF THIS PRICING SUPPLEMENT, SEE "SELLING RESTRICTIONS" IN THE TRUST DEED.**

### Specific Final Terms

The following items under this heading “**Specific Final Terms**” are some of the particular terms which relate to the MTNs to which this Pricing Supplement relate. In case of any conflict between such terms and the terms and conditions set forth in the Trust Deed and the Deed of Covenants (Issue 3), the terms set forth in this Pricing Supplement shall govern.


<b>1</b>	<b>Issuer</b>	: Kinabalu Capital Sdn Bhd (Registration No. 201101014155 (942295-W))
<b>2</b>	<b>Issue No.</b>	Issue 3
<b>3</b>	<b>Tranche</b>	Tranche 1
<b>4</b>	<b>Nominal Value of the Tranche</b>	: RM130 million
<b>5</b>	<b>Type of Notes</b>	: MTNs
<b>6</b>	<b>Issue date</b>	: 4 March 2022
<b>7</b>	<b>Purpose of Utilisation</b>	: Proceeds raised from the MTNs shall be utilised by the Issuer for advancing to Sentral REIT pursuant to the REIT Trustee Financing Agreement (Issue 3) to refinance the maturing medium term notes of Ringgit Malaysia One Hundred and Thirty Million (RM130,000,000.00) on 4 March 2022.
<b>8</b>	<b>Secured Properties (Issue 3)</b>	: Collectively:- <ul style="list-style-type: none"> <li>(i) Quill Building 1 – DHL 1, a 4-storey office building together with a sub-basement and a basement carpark; and Quill Building 4 – DHL 2, a 4-storey office building together with a sub-basement and 2-level basement carpark, both of which located at 3509 &amp; 3511, Jalan Teknokrat 5, 63000 Cyberjaya, Selangor Darul Ehsan both held under HS(D) 28552, PT 40578, Mukim Dengkil, Daerah Sepang, Negeri Selangor (“<b>QB 1 – DHL 1 and QB 4 – DHL 2</b>”);</li> <li>(ii) Quill Building 3 – BMW, a 4-storey office building together with a level of sub-basement and a level of basement carpark located at 3501, Jalan Teknokrat 5, 63000 Cyberjaya, Selangor, held under Geran 169506, Lot 33084, Mukim Dengkil, Daerah Sepang, Negeri Selangor (“<b>QB 3 – BMW</b>”); and</li> <li>(iii) Lotuss Penang, a 3-storey building located at 1 Lebuah Tengku Kudin 1, 11700 Penang held under Geran 77969, Lot 778, Seksyen 4, Bandar Jelutong, Daerah Timor Laut, Negeri Pulau Pinang (“<b>Lotuss Penang</b>”).</li> </ul>
<b>9</b>	<b>Issuance Details</b>	: Refer to Appendix

- 10 **Coupon Payments Frequency** : Semi-annual basis
- 11 **Redemption basis** : At par
- 12 **Other Conditions** : Please refer to the Trust Deed and the Deed of Covenants (Issue 3) for the other terms and conditions applicable to the MTNs.

## **RESPONSIBILITY**

The Issuer accepts responsibility for the information contained in this Pricing Supplement. The Issuer confirms that having made all enquiries as were reasonable, the information contained in this Pricing Supplement is in accordance with the facts and is not false, misleading and there is no omission of any material information.

Signed on behalf of the Issuer:



By: \_\_\_\_\_

Duly authorised signatory

Date 25 February 2022

Appendix

Instrument Rating	MTNs Rated	Class	Rating at Issuance *	Expected Tenure (Years)**	Legal Tenure (Years)**	Nominal Value (RM million)	Expected Maturity Date	Legal Maturity Date	Coupon (% per annum)		
Tranche 1	A	AAA		5	7	113.0	4 March 2027	2 March 2029	4.10		
				<b>Total</b>			<b>113.0</b>				
Tranche 1	B	AA		5	7	17.0	4 March 2027	2 March 2029	4.35		
				<b>Total</b>			<b>17.0</b>				

\* by MARC Ratings Berhad

\*\* from the date of issue