

PRICING SUPPLEMENT dated 04 APRIL 2023

SEREMBAN MALL SDN BHD
(Registration No.: 201901029327 (1338656-T))

**PROPOSED ISSUANCE OF COMMERCIAL PAPERS AND/OR MEDIUM TERM NOTES
PURSUANT TO A COMMERCIAL PAPERS / MEDIUM TERM NOTES PROGRAMME OF
UP TO RM35.0 MILLION IN NOMINAL VALUE**

Tranche No: T1
Series No: 1, 2 and 3

Issue of

RM35,000,000.00 nominal amount of CPs/MTNs

This document ("**Pricing Supplement**") is issued to give details of an issue of unrated commercial papers/medium term notes ("**CPs/MTNs**") by **SEREMBAN MALL SDN BHD** (Registration No.: 201901029327 (1338656-T)) ("**Issuer**") under its commercial papers/medium term programme of up to RM35.0 million in nominal value ("**Programme**").

This Pricing Supplement is to be read in conjunction with the terms and conditions of the Notes ("**Conditions**") set out in the trust deed dated 29 March 2023 ("**Trust Deed**") made between the Issuer and Malaysian Trustees Berhad as the trustee ("**Trustee**") and security trustee ("**Security Trustee**"), which is made a part hereof as if set forth herein and all documents incorporated by reference therein. Unless otherwise defined in this Pricing Supplement, capitalised terms used herein have the same meaning as in the Conditions.

The establishment of the Programme and the issuance of the Notes under the Programme has each been duly authorised by a resolution of the Board of Directors' of the Issuer dated 31 January 2023.

The Issuer has authorised Kenanga Investment Bank Berhad (Registration No.: 197301002193 (15678-H)) ("**Lead Manager**") and/or its 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 Notes to prospective investors who fall within the ambit of the Selling Restrictions for the purpose of the sale of this issue of Notes described herein pursuant to the 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 Lead Manager and return this Pricing Supplement to the Lead Manager 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 Lead Manager promptly upon the Lead Manager's 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 LEAD ARRANGER AND THE LEAD MANAGER 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 the particular terms in relation to the CPs/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, the terms set forth in this Pricing Supplement shall govern.

1. **Issuer** : Seremban Mall Sdn. Bhd.
2. **Tranche No.** : 1
3. **Series No.** : 1-3
4. **Nominal Value** :


Series 1	RM2,000,000.00
Series 2	RM3,000,000.00
Series 3	RM30,000,000.00
5. **Issue Date** : 10 April 2023
6. **Maturity Date** :

Series 1	29 December 2023
Series 2	31 December 2024
Series 3	31 December 2025
7. **Coupon Rate** : 1-month Cost of Fund of UOB Kay Hian Securities (M) Sdn Bhd + 3.75% p.a. (floating rate)
8. **Coupon Frequency** : Monthly
9. **Security** : First (1st) party legal charge over all that piece of land held under issue document of title bearing title particulars PN 22416, Lot 20871, Bandar Seremban, Daerah Seremban, Negeri Sembilan, which expression shall include the Mall, any other fixture or building now or hereafter affixed thereto or erected thereon.
10. **Guarantee** :
 1. Personal Guarantee by Lim Swee Choo
 2. Personal Guarantee by Liu Weiyang
11. **Utilisation of proceeds raised from the Series** :
 - (a) To refinance the Existing Indebtedness;
 - (b) To finance working capital requirements of the Issuer; and
 - (c) To defray the fees and expenses in connection with the establishment of the Programme and the issuance of the Notes.

RESPONSIBILITY

The Issuer, having made all enquiries as were reasonable, and confirms that the information contained in this Pricing Supplement is in accordance with the facts and is not false and is not misleading in any material respect.

Signed on behalf of the Issuer:



By: _____
Duly authorised signatory