

PRICING SUPPLEMENT

This document constitutes the Pricing Supplement relating to the issue of Sukuk Murabahah under the Sukuk Murabahah Programmes. Terms used herein shall be deemed to be defined under the principal terms and conditions for the Sukuk Murabahah Programmes.

Pricing Supplement No: 1

Series No: 1

1. **Issuer** : **PELABURAN HARTANAH BERHAD**
2. **Joint Lead Manager(s)** : Affin Hwang Investment Bank Berhad
AmInvestment Bank Berhad
Bank Islam Malaysia Berhad
Bank Muamalat Malaysia Berhad
3. **Instrument** : Islamic medium term notes (“**IMTN**”)
4. **Name of Sukuk Murabahah (if applicable)** :
- | | |
|-----------|--------------------------------|
| Tranche 1 | Sukuk Murabahah |
| Tranche 2 | Sustainability Sukuk Murabahah |
| Tranche 3 | Sustainability Sukuk Murabahah |
| Tranche 4 | Sustainability Sukuk Murabahah |
| Tranche 5 | Sustainability Sukuk Murabahah |
5. **Applicable Sustainability Guidelines/Frameworks (if applicable)** :
- i. Sustainable and Responsible Investment (“**SRI**”) Sukuk framework under the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by the SC on 9 March 2015 and revised on 5 February 2024 (as amended from time to time) (“**SRI Sukuk Framework**”);
 - ii. ASEAN Sustainability Bond Standards issued by ACMF; and
 - iii. Sustainability Bond Guidelines issued by the ICMA.
- For avoidance of doubt, the above guidelines/frameworks are only applicable for Sustainability Sukuk Murabahah i.e. Tranche 2, 3, 4 and 5.
6. **Issue Date** : 2nd September 2024
7. **Maturity Date** :
- | | |
|-----------|-------------|
| Tranche 1 | 2-Sep-2025 |
| Tranche 2 | 2-Sep-2025 |
| Tranche 3 | 2-Sep-2027 |
| Tranche 4 | 30-Aug-2029 |
| Tranche 5 | 2-Sep-2031 |
8. **Nominal Value** :
- | | |
|--------------|---------------------------|
| Tranche 1 | RM100,000,000.00 |
| Tranche 2 | RM100,000,000.00 |
| Tranche 3 | RM300,000,000.00 |
| Tranche 4 | RM400,000,000.00 |
| Tranche 5 | RM600,000,000.00 |
| TOTAL | RM1,500,000,000.00 |

9. **Credit Rating** : AAA / Stable by RAM Rating Services Berhad
10. **Tenure** :

Tranche 1	1 year
Tranche 2	1 year
Tranche 3	3 years
Tranche 4	5 years
Tranche 5	7 years
11. **Periodic Profit Payments Rate (% per annum)** :

Tranche 1	3.49%
Tranche 2	3.49%
Tranche 3	3.65%
Tranche 4	3.77%
Tranche 5	3.91%
12. **Frequency of Periodic Profit Payment Period** : Semi annual
13. **Details on Utilisation of Proceeds** : i. To repay/refinance existing financing and conventional borrowings; and
ii. To finance working capital requirements.
14. **Security** : IMTN Programme
Secured by an assignment and charge over the Designated Account (as specified below) and all monies standing to the credit of the Designated Account.
15. **Designated Account** : IMTN Programme
The Issuer shall deposit or cause to be deposited funds into the Finance Service Account to ensure that the amount shall meet the Minimum Required Balance (as specified below), one (1) month prior to the scheduled Periodic Profit Payment date and fourteen (14) calendar days prior to the scheduled payment of the Deferred Sale Price
16. **Minimum Required Balance** : IMTN Programme
An amount equivalent to the next scheduled Periodic Profit Payment and/or Purchase Price (or Deferred Sale Price, where applicable) due and payable under the outstanding IMTN.
17. **Eligible SRI Projects (where applicable for Sustainability Sukuk Murabahah)** : i. Green Building;
ii. Pollution Prevention and Control;
iii. Socioeconomic Advancement and Empowerment; and
iv. Access to Essential Services

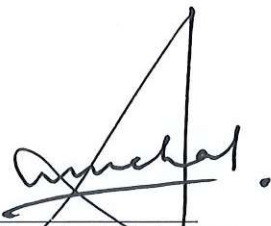
PURPOSE OF PRICING SUPPLEMENT

This Pricing Supplement comprise the final terms required for the issue of the series of Sukuk Murabahah described herein pursuant to the Sukuk Murabahah Programmes.

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