

Date: 26 March 2015

ETERNAL ICON SDN BHD (Company No. 1091205-X) ("ISSUER")

PROPOSED ISSUANCE OF MEDIUM TERM NOTES PURSUANT TO A PROPOSED MEDIUM TERM NOTES PROGRAMME OF UP TO RM400,000,000.00 IN NOMINAL VALUE ("MTN PROGRAMME")

Information Memorandum dated 26 March 2015 ("IM")

Pricing Supplement:

Terms defined in the IM shall have the same meaning when used in this pricing supplement, unless otherwise indicated or the context otherwise requires. This pricing supplement shall be read together with the IM, as amended or supplemented from time to time if any.

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| 1 | Issuer | : | Eternal Icon Sdn Bhd (Company No. 1091205-X) |
| 2. | Issue Date | : | 31 March 2015 |
| 3. | Nominal Value | : | Series 1: RM15,000,000.00
Series 2: RM15,000,000.00
Series 3: RM56,000,000.00 |
| 4. | Class of the MTNs to be issued | : | Senior Class MTNs |
| 5. | Tenure | : | Series 1: 11.0 years
Series 2: 12.0 years
Series 3: 13.0 years |
| | Expected Maturity Date | : | Series 1: 31 March 2023
Series 2: 29 March 2024
Series 3: 31 March 2025 |
| | Legal Maturity Date | : | Series 1: 31 March 2026
Series 2: 31 March 2027
Series 3: 31 March 2028 |
| 6. | Initial Coupon Rate (%) (p.a.) | : | Series 1: 4.90% p.a.*
Series 2: 5.00% p.a.*
Series 3: 5.10% p.a.* |

** this rate is applicable from the Issue Date up to the Coupon Stepped-Up Date or until the Senior Class MTNs are fully redeemed and satisfied by the Issuer, whichever is earlier.*

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| | Coupon Stepped-Up Date | : | The date of occurrence of the Trigger Event where the Issuer fails to redeem or refinance any of the outstanding MTNs on its Expected Maturity Date for any reason whatsoever |
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Coupon Stepped-Up Rate : Series 1: 2.00% *
Series 2: 2.25% *
Series 3: 2.50% *

** this rate is a one-off step-up rate.*

Subsequent Coupon Rate (%) (p.a.) : Series 1: 6.90% p.a.*
Series 2: 7.25% p.a.*
Series 3: 7.60% p.a.*,
being the Initial Coupon Rate plus the Coupon Stepped-Up Rate

** this rate is applicable from the Coupon Stepped-Up Date until the Senior Class MTNs are fully redeemed and satisfied by the Issuer.*

- 7. Coupon Period** : Semi-annual
- 8. Details on Utilisation of Proceeds** :
- (1) To settle part of the purchase consideration for the purchase of the Property.
 - (2) To meet all expenses in relation to the MTN Programme (including reimbursement of expenses paid) and the Property including without limitation to meet all expenses in relation to the acquisition of the Property and transfer of title, payments to the relevant authorities and any apportionment of outgoing payments in accordance with the terms of the Sale and Purchase Agreement;
 - (3) First contribution to the Debt Service Reserve Account.
 - (4) First contribution to the Operating Account in accordance with the Budget Report.
 - (5) Working capital.
- 9. Rating** : AAA by RAM Rating Services Berhad
- 10. Other Conditions** : Please refer to the IM for the other terms and conditions applicable to the MTN Programme.