

PRICING SUPPLEMENT
dated 4 September 2025

TRUSMADI CAPITAL SDN BHD
(Registration No. 200801011059 (812347-P))

COMMERCIAL PAPERS ("CPs") UNDER CP PROGRAMME OF RM300,000,000.00 IN NOMINAL VALUE ("CP PROGRAMME") AND MEDIUM TERM NOTES ("MTNs") UNDER MTN PROGRAMME OF RM3,000,000,000.00 IN NOMINAL VALUE ("MTN PROGRAMME"), WHICH ARE SUBJECT TO A COMBINED LIMIT OF UP TO RM3,000,000,000.00 IN AGGREGATE IN NOMINAL VALUE.

Issuance of

Issue 1 Rated Tranche 16: RM240.0 million CPs

This document constitutes the Pricing Supplement relating to the issue of commercial papers ("CPs") under the commercial papers programme of RM300,000,000.00 in nominal value ("CP Programme") and medium term notes ("MTNs") under the medium term notes programme of RM3,000,000,000.00 in nominal value ("MTN Programme"), which are subject to a combined limit of up to RM3,000,000,000.00 in aggregate in nominal value.

This Pricing Supplement is to be read in conjunction with the terms and conditions as set out in:-

- (1) the deed dated 29 November 2021 made between the Issuer and **PACIFIC TRUSTEES BERHAD** (Registration No. 199401031319 (317001-A)) (as trustee solely for and on behalf of the holders of the CPs) ("**CP Trustee**") in relation to the CPs ("**CP Trust Deed**"); and
- (2) the deed dated 29 November 2021 made between the Issuer and **PACIFIC TRUSTEES BERHAD** (Registration No. 199401031319 (317001-A)) (as trustee solely for and on behalf of the holders of the MTNs) ("**MTN Trustee**") in relation to the MTNs ("**MTN Trust Deed**"),

which are 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 29 November 2021 ("**Deed of Covenants (Issue 1)**"). 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 1).

The establishment of the Notes Programmes and the issuance of the Notes for Issue 1 under the Notes Programmes has each been duly authorised by a resolution of the Board of Directors' of the Issuer dated 27 August 2021.

The Issuer has authorised the 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 under Tranche 16 of Issue 1 described herein pursuant to the Notes Programmes 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 CPS OF TRANCHE 16 OF ISSUE 1 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 NOTES 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 Notes 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 1), the terms set forth in this Pricing Supplement shall govern.

- | | | |
|-----------|--|---|
| 1 | Issuer | : Trusmadi Capital Sdn Bhd (Registration No. 200801011059 (812347-P)) |
| 2 | Issue No. | Issue 1 |
| 3 | Tranche | Tranche 16 |
| 4 | Nominal Value of the Tranche | : RM240.0 million CPs |
| 5 | Type of Notes | : CPs |
| 6 | Issue date (as per Issue Request) | : 12 September 2025 |
| 7 | Purpose of Utilisation | : Proceeds raised from the CPs shall be utilised by the Issuer for advancing to Sentral REIT pursuant to the REIT Trustee Financing Agreement (Issue 1), to refinance the maturing CPs of RM240.0 million in nominal value under the existing commercial papers programme established by Trusmadi Capital Sdn Bhd. |
| 8 | Secured Property (Issue 1) | <p>: The “Secured Property (Issue 1)” shall refer to one (1) block of 33-storey office tower known as “Menara Shell”, five (5)-storey podium and a four (4)-storey basement car park with a total net lettable area of 557,053 square feet and held under the following strata title:</p> <ul style="list-style-type: none">(a) Hakmilik Strata Geran 40094/M1/B4/1, Lot 348 Seksyen 72 (“Parcel 1”);(b) Hakmilik Strata Geran 40094/M1/B4/2, Lot 348 Seksyen 72, together with the accessory parcels A12, A2, A3, A6, A7, A8, A11 and A13 (“Parcel 2”);(c) Hakmilik Strata Geran 40094/M1/1/4, Lot 348 Seksyen 72 (“Parcel 4”);(d) Hakmilik Strata Geran 40094/M1/5/5, Lot 348 Seksyen 72 (“Parcel 5”);(e) Hakmilik Strata Geran 40094/M1/6/6, Lot 348 Seksyen 72 (“Parcel 6”);(f) Hakmilik Strata 40094/M1/6/7, Lot 348 Seksyen 72, together with the accessory parcel A9 (“Parcel 7”), <p>all in Bandar Kuala Lumpur, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur</p> |
| 9 | Issuance Details | : Refer to Appendix |
| 10 | Coupon Payments Frequency | : Not Applicable |
| 11 | Redemption basis | : At par |

12 Other Conditions

: Please refer to the Trust Deed and the Deed of Covenants (Issue 1) for the other terms and conditions applicable to the CPs.

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: TEH WAN WEI
Duly authorised signatory

Date:

Appendix

Instrument	CPs						
Tranche	Rated						
Class	Rating	As per table below					
2025-CP-Issue 1-Tranche 16-R-3M(a)	MARC-1	Tenure (Months)	Nominal Value (RM million)	Subscription Price (RM)	Maturity Date	Discount (% per annum)	Yield (% per annum)
		3	205	203,001,615.07	12 December 2025	3.91%*	3.948%
		Total	205	203,001,615.07			
2025-CP-Issue 1-Tranche 16-R-3M(b)	MARC-1	Tenure (Months)	Nominal Value (RM million)	Subscription Price (RM)	Maturity Date	Discount (% per annum)	Yield (% per annum)
		3	35	34,636,997.26	12 December 2025	4.16%**	4.204%
		Total	35	34,636,997.26			

*The Discount Rate is derived from KLIBOR (3 months) of 3.21%p.a. as of 29 August 2025 plus 70 basis points.

**The Discount Rate is derived from KLIBOR (3 months) of 3.21% p.a. as of 29 August 2025 plus 95 basis points.