

PRICING SUPPLEMENT TRANCHE: 3

Date: 25 November 2025

WIRA PERTIWI SDN BHD (REGISTRATION NO. 202301013583 (1507505-A)) UNRATED ISLAMIC MEDIUM TERM NOTE PROGRAMME OF RM100.0 MILLION IN NOMINAL VALUE

This document (“**Pricing Supplement**”) is issued to give details of an issue of the Islamic medium terms under the Shariah principle of Wakalah Bi Al-Istithmar (“**Sukuk Wakalah**”) by Wira Pertiwi Sdn Bhd (Registration No. 202301013583 (1507505-A)) (the “**Issuer**”) under an unrated Islamic medium term note programme of Ringgit Malaysia One Hundred Million (RM100,000,000.00) in nominal value.

This Pricing Supplement is to be read in conjunction with the terms and conditions of the Sukuk Wakalah (the “**Conditions**”) set out in the trust deed dated 15 May 2024 made between the Issuer, GFM Services Berhad (Registration No. 201301003302 (1033141-H)) as the guarantor and TMF Trustees Malaysia Berhad (Registration No. 200301008392 (610812-W)) as the sukuk trustee (the “**Sukuk Trustee**”) and the security trustee which is made a part hereof as if set forth herein (collectively, the “**Trust Deed**”).

Full information on the Issuer and the offer of the Sukuk Wakalah is only available on the basis of this Pricing Supplement (as may be supplemented from time to time).

Unless otherwise defined in this Pricing Supplement, capitalised terms used herein have the same meaning as in the Conditions. In case of any conflict between the terms of the Pricing Supplement and the Conditions, the terms set forth in this Pricing Supplement shall govern.

The establishment of the IMTN Programme and the issuance of the Sukuk Wakalah under the IMTN Programme has been duly authorised by the resolution of the Board of Directors of the Issuer dated 29 September 2023.

The Issuer hereby acknowledges that it has authorised Kenanga Investment Bank Berhad (Registration No. 197301002193 (15678-H)) as the Lead Manager for the IMTN Programme.

This Pricing Supplement is circulated and distributed by the Lead Manager on behalf of the Issuer in respect of or in connection with the proposed offer or invitation to subscribe for and issue of the Sukuk Wakalah only to prospective investors who fall within the ambit of the Selling Restrictions (as defined below) for the purpose of the sale of this Tranche of Sukuk Wakalah described herein pursuant to the IMTN Programme and that no further evidence of authorisation is required.

[Selling Restrictions]

- A. At issuance, the Sukuk Wakalah may only be offered, sold, transferred or otherwise disposed of, directly or indirectly, to persons to whom an offer or invitation to subscribe for and issue of the Sukuk Wakalah may be made and to whom the Sukuk Wakalah are issued would fall within:
 - (i) paragraph 1(a), (b) or (d) of Part 1 of Schedule 5;
 - (ii) Schedule 6 and Schedule 7 of the CMSA; and
 - (iii) section 2(6) of the Companies Act,

read together with Schedule 9 or Section 257(3) of the CMSA, subject to any change in the applicable laws, order, regulation or official directive from time to time.

B. After issuance, the Sukuk Wakalah may only be offered, sold, transferred or otherwise disposed of, directly or indirectly, to persons to whom an offer or invitation to purchase the Sukuk Wakalah would fall within:

- (i) paragraph 1(a), (b) or (d) of Part 1 of Schedule 5;
- (ii) Schedule 6 or Section 229(1)(b) of the CMSA, and
- (iii) section 2(6) of the Companies Act,

read together with Schedule 9 or Section 257(3) of the CMSA, subject to any change in the applicable laws, order, regulation or official directive from time to time.]

This Pricing Supplement does not constitute, and may not be used for the purposes of, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorised or to any person to whom it is unlawful to make such offer or solicitation, and no action is being taken to permit an offering of the Sukuk Wakalah or the distribution of this Pricing Supplement in any jurisdiction where such action is required.

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 a 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 SUKUK WAKALAH IN JURISDICTIONS OTHER THAN MALAYSIA IS RESTRICTED. PERSONS INTO WHOSE POSSESSION THIS PRICING SUPPLEMENT COMES INTO ARE REQUIRED BY THE ISSUER 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 SUKUK WAKALAH AND ON DISTRIBUTION OF THIS PRICING SUPPLEMENT, SEE "SELLING RESTRICTIONS" IN THE TRUST DEED.**

Specific Final Terms

Terms defined in the Conditions 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 Conditions, as amended or supplemented from time to time if any.

1. ***Issuer*** : **WIRA PERTIWI SDN BHD** (Registration No. 202301013583 (1507505-A))
2. ***Type of Sukuk*** : Sukuk Wakalah
3. ***Tranche No.*** : 3
4. ***Issue Date*** : 28 November 2025
5. ***Nominal Value*** : RM28,000,000.00
6. ***Issue Price*** : RM28,000,000.00
7. ***Relevant Floating Rate Benchmark*** : COF
“COF” shall mean cost of funds by OCBC Al-Amin Bank Berhad.
8. ***Periodic Distribution Rate*** : COF + 1.0% per annum
9. ***Spread for Floating Rate*** : 1% per annum
10. ***Maximum Profit Rate (if applicable)*** : 10% per annum
11. ***Periodic Distribution Payment frequency*** : Payable on a quarterly basis, every 28th February, 30th May, 29th August and 28th November.
The 1st Periodic Distribution Date shall be on 28 February 2026.
Note: If the Periodic Distribution Date would otherwise be a day which is not a Business Day, it shall be the next succeeding Business Day, or if that Business Day falls in the following month, the preceding Business Day.
12. ***Fixing date of Periodic Distribution Rate*** : On a quarterly basis, every 28th February, 30th May, 29th August and 28th November.
The 1st fixing date shall be on 28 February 2026.

Note: If the fixing date of Periodic Distribution Rate would otherwise be a day which is not a Business Day, it shall be the next succeeding Business Day, or if that Business Day falls in the following month, the preceding Business Day.

13. Details on Utilisation of Proceeds

1. To fully refinance the outstanding principal amount under Series 2 to Series 7 of the second tranche of the Sukuk Wakalah ("Tranche 2");
2. To pay the Expected Periodic Distribution Amount under the first tranche of the Sukuk Wakalah and Tranche 2;
3. To advance to the GFM Group for working capital and/or capital expenditure purposes;
4. To fund the Revenue Account; and
5. To defray fees and expenses in relation to the third tranche of the Sukuk Wakalah.

14. Other Conditions : Not applicable.

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Pricing Supplement | Execution Copy

PURPOSE OF PRICING SUPPLEMENT

This Pricing Supplement comprise the final terms required for the specific issuance of Sukuk Wakalah under Tranche 3 described herein pursuant to the IMTN Programme.

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 not false or misleading nor does this Pricing Supplement contain any material omission.

For and on behalf of the Issuer



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Authorised Signatory of

WIRA PERTIWI SDN BHD (Registration No. 202301013583 (1507505-A))

RUSLAN NORDIN
DIRECTOR