

PRICING SUPPLEMENT dated 17 December 2025

PARKCITY DAMANSARA SDN. BHD.
(Registration No. 202201023748 (1469445-K))

**MEDIUM TERM NOTES (“MTNs”) TO BE ISSUED PURSUANT TO THE MEDIUM TERM
NOTES PROGRAMME OF UP TO
RM3.0 BILLION IN NOMINAL VALUE (“MTN PROGRAMME”)**

Tranche No : 1 (Sub-Tranche 1C)

Series No : 5

Issue of RM6,333,791.00 nominal value of MTNs

This document (“**Pricing Supplement**”) is issued to give details of an issue of MTNs by **PARKCITY DAMANSARA SDN. BHD. (Registration No. 202201023748 (1469445-K))** (“**Issuer**”) under the MTN Programme.

This Pricing Supplement is to be read in conjunction with the terms and conditions of the MTNs (“**Conditions**”) set out in the Trust Deed dated 29 September 2023 made between the Issuer and **MTRUSTEE BERHAD (Registration No. 198701004362 (163032-V))** as the trustee (“**Trustee**”), which is made a part hereof as if set forth herein and all documents incorporated by reference therein (collectively, the “**Trust Deed**”). Unless otherwise defined in this Pricing Supplement, capitalised terms used herein have the same meaning as in the Conditions (as set out in Schedule 4 (*Conditions*) of the Trust Deed).

The establishment of the MTN Programme and the issuance of the MTN under the MTN Programme has each been duly authorised by resolutions of the Board of Directors of the Issuer passed on 18 September 2023 and 26 September 2023 respectively.

The Issuer hereby acknowledges that it has authorised **RHB INVESTMENT BANK BERHAD (Registration No. 197401002639 (19663-P))** as the lead manager (“**Lead Manager**”) to circulate or distribute this Pricing Supplement on their behalf in respect of or in connection with the proposed offer or invitation to subscribe for and issue of the MTNs to Investors who fall within the ambit of the Selling Restrictions for the purpose of the sale of this Series of MTNs described herein pursuant to the MTN 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 Trust Deed is available for viewing during normal business hours at the registered address of the Trustee at B-2-9 (2nd Floor) Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur, Wilayah Persekutuan, Malaysia

THE DISTRIBUTION OF THIS PRICING SUPPLEMENT AND THE OFFERING OR SALE OF THE MTNs IN JURISDICTIONS OTHER THAN MALAYSIA IS RESTRICTED. PERSONS INTO WHOSE POSSESSION THIS PRICING SUPPLEMENT COMES INTO ARE REQUIRED BY THE ISSUER AND THE LEAD ARRANGER 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.

Pricing Supplement No. : 8

Tranche No. : 1 (Sub-Tranche 1C)

Series No. : 5

Specific Final Terms

The following items under this heading "Specific Final Terms" are the particular terms which relate to the MTNs to which this Pricing Supplement relate. In case of any conflict between Specific Final Terms herein and the terms and conditions set forth in the Trust Deed, the Specific Final Terms set forth in this Pricing Supplement shall govern.

- 1. Issuer** : PARKCITY DAMANSARA SDN. BHD.
(Registration No. 202201023748 (1469445-K))
- 2. Lead Manager(s)** : RHB INVESTMENT BANK BERHAD (Registration No. 197401002639 (19663-P))
- 3. Security Trustee** : MTRUSTEE BERHAD (Registration No. 198701004362 (163032-V))
- 4. Nominal Value** : **RM6,333,791.00**
- 5. Tenure** : 8 years (from the first issue date of Sub-Tranche 1C)
- 6. Coupon Rate** : Please refer to the Tranche 1 Deed of Covenants

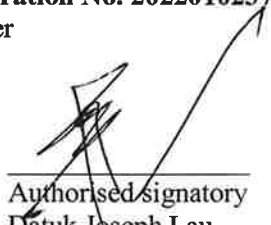
7. **Coupon Payment Frequency** : Please refer to the Tranche 1 Deed of Covenants
8. **Details on Utilisation of Proceeds** : Please refer to the Tranche 1 Deed of Covenants
9. **Issue Date** : 31 December 2025
10. **Maturity Date** : 20 August 2032
11. **Scheduled Repayment/Redemption Sums (if applicable)** : Please refer to the Tranche 1 Deed of Covenants
12. **List of Tranche Security** : Please refer to the Tranche 1 Deed of Covenants
13. **Details of Tranche Guarantee** : Please refer to the Tranche 1 Deed of Covenants
14. **Details of Designated Accounts applicable to the Tranche** : Please refer to the Tranche 1 Deed of Covenants
15. **Additional Positive Covenants applicable to the Tranche** : Please refer to the Tranche 1 Deed of Covenants
16. **Additional Negative Covenants applicable to the Tranche** : Please refer to the Tranche 1 Deed of Covenants
17. **Additional Information Covenants applicable to the Tranche** : Please refer to the Tranche 1 Deed of Covenants
18. **Additional Financial Covenants applicable to the Tranche** : Please refer to the Tranche 1 Deed of Covenants
19. **Additional Representation and Warranties applicable to the Tranche** : Please refer to the Tranche 1 Deed of Covenants
20. **Additional Events of Default applicable to the Tranche** : Please refer to the Tranche 1 Deed of Covenants
21. **Other Conditions** : Please refer to the Tranche 1 Deed of Covenants

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
PARKCITY DAMANSARA SDN. BHD.
(Registration No. 202201023748 (1469445-K))
as Issuer

By :



Authorised signatory
Datuk Joseph Lau
Director