

PRODUCT DISCLOSURE SHEET

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your financing.

Other customers have read this PDS and found it helpful; **you should read it too.**



PUBLIC ISLAMIC BANK

Date: _____

1. What is Solar BAE Term Financing-i?

Solar BAE Term Financing-i is a term financing product which is offered to both Public Bank Berhad (PBB) and Public Islamic Bank Berhad (PIBB) **existing** Fixed Loan/Term Financing-i customers for the purpose of purchasing and installing Solar panel for the commercial property (with title) financed with PBB/PIBB. It is computed based on a variable rate basis.

Solar BAE Term Financing-i Variable Rate (VR) – Value Based Intermediation (VBI):

- Only eligible for commercial properties.
- The financing amount will be disbursed directly to the respective Solar Company upon completion of the solar panel installation. (Please tick (/) whichever is applicable).

- | | |
|--|--|
| <input type="checkbox"/> Helios Photovoltaic Sdn Bhd | <input type="checkbox"/> Pekat Solar Sdn Bhd |
| <input type="checkbox"/> Reneuco Engineering Sdn Bhd | <input type="checkbox"/> Solaroo Systems Sdn Bhd |
| <input type="checkbox"/> Itramas Technology Sdn Bhd | <input type="checkbox"/> Lain-lain: _____ |

The applicable Shariah concept is:

- **Bai' Inah** (Sale and Buyback) – An arrangement that involves sale of an asset to the purchaser on a deferred basis (cost plus profit) and subsequent purchase of the asset at a cash price lower than the deferred sale price.

2. Know Your Obligations

For this financing, **as an illustration:**

- Your financing amount: **RM** _____
- Your monthly instalment: **RM** _____
- Takaful: **RM** _____
- Your financing tenure: _____ **years**
- Standardised Base Rate (SBR)*: _____ %
- Base Financing Rate (BFR): _____ %
- Contracted Profit Rate (CPR) [BFR + 4%]: _____ % **p.a.**
- Effective Profit Rate (EPR): _____ % **p.a.**

In **total** you will pay **RM** _____ at the end of _____ **years**.

**The SBR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The SBR can rise or fall due to changes in the OPR.*

You have to pay the following **fees** and **charges**:

- **Stamp Duty:**
 - a) Stamping on Principal Agreement: **Ad valorem**
 - b) Stamping on Letter of Offer: **RM10.00**
- **Late Payment Charge/Compensation Charges (Ta'widh) (if applicable):**
 - a) Before maturity of the facility: 1% p.a. on the overdue instalment/outstanding balance
 - b) After the maturity of the facility/post judgement: Prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on outstanding balance

For full list of fees and charges, please visit our website at www.publicislamicbank.com.my.

If you wish to settle your financing early, you should know:

- The Bank shall grant rebate (*Ibra'*) on the deferred profit at the point of settlement.
- No Early Settlement Fee will be charged.

It is your responsibility to:



Read and understand the **key terms** in the **contract** before you sign it.



Pay your monthly instalment timely and in full for _____ **years**. Speak to us if you wish to settle your financing earlier.



Ensure you can afford to pay a higher instalment if the OPR rises.



Contact us immediately, if you are unable to pay your monthly instalment.

3. Know Your Risks

What happens if you fail to fulfil your obligations?

- You **pay more in total** due to late payment charge/compensation charges (*Ta'widh*).
- We may **deduct** money from any deposit account you have with us to set-off your financing balance.
- We may **foreclose** your property or **take legal action** against you.
- Your **credit score** may be affected, leading to credit being more difficult or expensive to you.

Your monthly instalment may increase during the tenure of your financing

The SBR or BFR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in SBR/BFR means that you have to pay a higher monthly instalment.

	Current Rate	Rate increase by 1%	Rate increase by 2%
Monthly instalment	RM _____	RM _____	RM _____
Total profit	RM _____	RM _____	RM _____
Total payment	RM _____	RM _____	RM _____

4. Other Key Terms

- Early termination fee: Not applicable.
- You may select the Bank's panel lawyers/Takaful operators/valuers.
- You may be required to provide a guarantor/collateral.
- You must fully and accurately disclose all existing financing from any financial or credit institutions, as failure to do so may result in a higher financing rate or rejection of your application.
- It is important that you inform us of any change in your contact details to ensure that all correspondences reach you in a timely manner.
- In the event you receive any suspicious offers from unauthorised third parties, please report to the Bank immediately.
- The customer/guarantor (if applicable) is encouraged to take up Takaful coverage to provide protection in the event of total permanent disability or death.
- If we are unable to contact you, we shall be deemed to have fulfilled our obligation once a notice has been sent to your last known address at least seven (7) calendar days in advance.
- If your financing tenure extends beyond your retirement, you are required to inform us of your plans to continue servicing the monthly instalments after retirement.
- Customer is to furnish a Certificate of Completion from the solar vendor duly acknowledged and accepted by customer to the branches for disbursement.
- Not to discharge the property used to secure the existing financing until this Solar BAE Term Financing-i is fully settled.
- Agensi Kaunseling dan Pengurusan Kredit has been established by Bank Negara Malaysia to provide free services on money management, credit counseling, financial education and debt restructuring for individuals.

If you have any questions or require assistance on your financing, you can:



Call us at:
03-2176 6000



Visit us at:
<https://www.publicislamicbank.com.my/>



Email us at:
islamicbkg@publicislamicbank.com.my

Customer's Acknowledgement*

Ensure you are filling this section yourself and are aware of what you are placing your signature for.

- I acknowledge that Public Islamic Bank Berhad has provided me with a copy of the PDS.
- I have read and understood the key information contained in this PDS.

*A customer's acknowledgement of this PDS shall not prejudice his/her rights to seek redress in the event of subsequent dispute over the product terms and conditions.

Name:

Date: