



<p><b>PRODUCT DISCLOSURE SHEET</b></p> <p>(Read this Product Disclosure Sheet before you decide to take up the BAE SJPP PENJANA Tourism Financing-i. Be sure to also read the general terms and conditions. Seek clarification from the Bank if you do not understand any part of this document or the general terms.)</p>	<p><b>PUBLIC ISLAMIC BANK BERHAD</b> 197301001433 (14328-V)</p> <p><b>BAE SJPP PENJANA Tourism Financing-i (BAE SJPP PTF-i)</b></p> <p><b>DATE:</b></p>																
<p><b>1. What is this product about?</b></p> <ul style="list-style-type: none"> <li>• BAE SJPP PENJANA Tourism Financing-i (BAE SJPP PTF-i) is for: <ul style="list-style-type: none"> <li>a) Working Capital;</li> <li>b) Capital Expenditure (confined to renovation cost and investment in new Standard Operating Procedure (SOP) to operate in the post-COVID-19 environment); and/or</li> <li>c) Refinancing of up to 50% of total financing approved.</li> </ul> </li> <li>• The financing shall <b>NOT</b> be used for the following activities: <ul style="list-style-type: none"> <li>a) Purchase of shares;</li> <li>b) Capital Expenditure for property purchase;</li> <li>c) Purchase of land/real estate investment;</li> <li>d) Property development;</li> <li>e) Investment by investment holding companies;</li> <li>f) Activities where the stock in trade is money (including credit, leasing, factoring and Takaful business) except for money changing operators;</li> <li>g) Gambling, alcohol, tobacco or other similar activities/products; and</li> <li>h) Shariah non-compliant activities.</li> </ul> </li> </ul>																	
<p><b>2. What is the Shariah concept applicable?</b></p> <ul style="list-style-type: none"> <li>• Bai' Al-Inah - Refers to an arrangement that involves sale of an asset to the purchaser on a deferred basis and subsequent purchase of the asset at a cash price lower than the deferred sale price.</li> <li>• Murabahah - A method of mark-up sale where the actual cost and mark up profit margin will be disclosed to the customer.</li> </ul>																	
<p><b>3. What do I get from this product?</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>BAE SJPP PTF-i</b></td> </tr> <tr> <td>Financing Amount/Bank's Purchase Price</td> <td>: RM</td> </tr> <tr> <td>Margin of Financing (M/F %)</td> <td>: %</td> </tr> <tr> <td>Takaful</td> <td>: RM</td> </tr> <tr> <td>Tenure (Years)</td> <td>:</td> </tr> <tr> <td colspan="2"><b>Profit Rate</b></td> </tr> <tr> <td>Bank's Sale Price</td> <td>: RM</td> </tr> <tr> <td>Profit Rate</td> <td>: %</td> </tr> </table>		<b>BAE SJPP PTF-i</b>		Financing Amount/Bank's Purchase Price	: RM	Margin of Financing (M/F %)	: %	Takaful	: RM	Tenure (Years)	:	<b>Profit Rate</b>		Bank's Sale Price	: RM	Profit Rate	: %
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**4. What are my obligations?**

Rate	(Profit Rate = %)
Monthly instalment from 13th month onwards	RM
Total profit cost at the end of _____ years	RM
Total payment amount at the end of _____ years	RM

Note:

1. During the first 12 months moratorium period, profit is non-compounding and is amortised throughout the financing tenure.
2. Total payment amount may vary if profit rate/profit spread changes.
3. Refer to financing payment schedule for subsequent years monthly instalment.
4. The above is accurate only if the profit rate remains unchanged.

**5. What are the fees and charges I have to pay?**

5.1 Stamp Duty (if applicable)

- As per the Stamp Act 1949 (Revised 1989).

For full list of fees and charges, please visit our website at [www.publicislamicbank.com.my](http://www.publicislamicbank.com.my).

**6. What if I fail to fulfil my obligations?**

6.1 Unless otherwise stipulated under the respective type of facility(ies), in the event of default the Bank reserves the right to impose the following:

- a) For failure to pay any instalments of the facility(ies) from date of the first disbursement until the date of the maturity of the facility(ies), subject to rebate, if applicable. The *ta'widh* (compensation) rate that shall be applied is one per cent (1%) per annum (p.a.) on any overdue amount, or any such rate as approved by Bank Negara Malaysia.

Formula for *ta'widh* on overdue instalment(s) is as follows:

$$\text{Overdue Instalment(s)} \times 1\% \text{ p.a.} \times \frac{\text{No. of Overdue Day(s)}}{365}$$

- b) If the account remains in arrears for a period of ninety (90) days or more, or a default occurs, causing the entire facility(ies) to be recalled or brought to court for judgement before maturity date, late payment charge of one per cent (1%) per annum on the remaining outstanding balance will be imposed.

$$\text{Outstanding Balance} \times 1\% \text{ p.a.} \times \frac{\text{No. of Overdue Day(s)}}{365}$$



**6. What if I fail to fulfil my obligations?, cont.**

- c) For failure to pay any instalments and which failure continues beyond the maturity date of the Financing Tenure or upon judgement, whichever earlier, the compensation rate that shall be applied is the *ta'widh* (the amount that may be compensated to the Bank based on the actual loss incurred due to default) where the *ta'widh* rate is equivalent to the prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on the outstanding balance or any such rate as approved by Bank Negara Malaysia.

The formula for late payment charge after maturity is as follows:

$$\text{Outstanding Balance} \times \text{IIMM Rate} \times \frac{\text{No. of Overdue Day(s)}}{365}$$

- d) The Bank shall not compound the compensation payable to the principal amount/financing amount.
- 6.2 The Bank has the right at any time without notice to you to debit your Current/Savings Account with us towards payment of the monthly payment of the financing and any other charges and/or fees incurred in the granting of the financing including Takaful contribution, quit rent, assessment, cost of an updated/revised valuation reports, fees for searches, legal fees for preparation and perfection of security documents by Bank's solicitors, legal costs incurred in relation to enforcement of security/recovery cost and any other cost or expenses incidental thereto.
- 6.3 The financing tenure shall be up to seven (7) years or such other term as determined by Bank Negara Malaysia, including one (1) year of moratorium on both principal and profit payments.
- 6.4 If the financing tenure extends into retirement, you are to advise us on your plans to service the monthly payment after your retirement.
- 6.5 You are to furnish us all relevant information regarding financing taken from all financial institutions, cooperatives, building societies, credit companies and merchants that provide credit sales, etc. and to fully and accurately disclose material information that has a bearing on our financing decision. Failure by you to disclose essential and correct information in the financing application as well as the consequences of providing incomplete or incorrect information may lead to a higher financing rate or rejection of your financing application.
- 6.6 Legal action will be taken if you fail to respond to reminder notices.
- 6.7 Legal action against you may affect your credit rating leading to financing being more difficult or expensive to you.
- 6.8 Under specific circumstances where the customer is not contactable, the Bank's obligation is considered to be fulfilled if such notice has been sent to the last known address of the customer at least seven (7) calendar days in advance.

**Other terms and conditions**

- 1) You may select to use Bank's panel lawyers/Takaful operators/valuers.
- 2) On case to case basis depending on your credit assessment by the Bank, you may be required to provide a guarantor.



**7. What if I fully settle the financing before its maturity?**

- The Bank will offer lesser rebate (ibra') on the remaining unearned profit.
- Rebate (Ibra') refers to an act by a person relinquishing his rights to collect payment due from another person. The bank may grant rebate (ibra') to customers of a sale based financing who settled their facility(ies) prior to the agreed settlement period as stipulated in the agreement.
- Calculation Example:
  - a) Rebate (Ibra') = Deferred profit - Early settlement charges
  - Example = RM98,167.98 - RM0.00
  - = RM98,167.98
  
  - b) Settlement amount = Outstanding selling price + Instalments due - Rebate (Ibra')
  - Example = RM267,766.53 + RM2,028.53 - RM98,167.98
  - = RM171,627.08
- No Early Settlement Fee will be charged.

**8. Do I need any Takaful coverage?**

Mortgage Reducing Term Takaful (MRTT)	[ ]	Yes	[ ]	No
Business Financing Reducing Term Takaful (BFTTR)	[ ]	Yes	[ ]	No
Fire/House Holder/House Owner Takaful	[ ]	Yes	[ ]	No

Note: The customer can refer to the Branch on the list of panel Takaful operators. The Bank may provide quotations for any compulsory Takaful offered by the Bank's panel of Takaful operators but the customer is free to use the service of non-panel Takaful operators. However, only the amount from Takaful providers approved by the Bank may be financed.

**9. What are the major risks?**

- In the event that the Government of Malaysia vary or amend any terms and conditions including the amount of guarantee, the Bank reserves the right to cancel the facilities or restructure the facilities subject to the new terms and conditions.

**10. What do I need to do if there are changes to my contact details?**

- It is important that you inform us (written notice to be sent to the account holding branch) of any change in your contact details to ensure that all correspondences reach you in a timely manner.

**11. Where can I get assistance and redress?**

- If you have difficulties in making payments, you should contact us earliest possible to discuss payment alternatives.
- If you wish to complain on the products or services provided by us, you may contact us at:

**Public Islamic Bank Berhad**  
**25th Floor, Menara Public Bank**  
**146 Jalan Ampang**  
**50450 Kuala Lumpur**  
**Telephone** : 03-2170 8000  
**Fax** : 03-2162 2224  
**E-mail** : [islamicbkg@publicislamicbank.com.my](mailto:islamicbkg@publicislamicbank.com.my)  
**Website** : <https://www.publicislamicbank.com.my>



**11. Where can I get assistance and redress?, cont.**

- Alternatively, you may seek the services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education and debt restructuring for individuals. You can contact AKPK at:

**Level 5 and 6**  
**Menara Bumiputra Commerce**  
**Jalan Raja Laut**  
**50350 Kuala Lumpur**  
**Telephone** : 03-2616 7766  
**E-mail** : enquiry@akpk.org.my

- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia TELELINK at:

**Customer Contact Centre (BNMTELELINK)**  
**Bank Negara Malaysia**  
**P.O. Box 10922**  
**50929 Kuala Lumpur**  
**Telephone** : 1-300-88-5465 (1-300-88-LINK)  
: +603-2174 1717 (Call from overseas)  
**Operating Hours** : 9:00 a.m. – 5:00 p.m. (Monday – Friday except public holiday)  
**Web Form** : telelink.bnm.gov.my

**12. Where can I get further information?**

- Should you require additional information, please refer to the Public Islamic Bank website at [www.publicislamicbank.com.my](http://www.publicislamicbank.com.my).
- Approach the nearest Public Bank/Public Islamic Bank branch.

**13. Other Available Facility**

- BAE BNM SME All Economic Sectors Facility-i (Guarantee Scheme)

**IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP PAYMENTS ON YOUR FINANCING.**

The above is for illustration purposes only, profit rate and charges may vary and subject to the Bank's term and conditions.

Signature/Date: .....

Officer/Sales & Marketing Executive Name: .....

- I confirm a copy of this disclosure form has been provided and briefed to the applicant.
- The information provided in this disclosure sheet is valid as at date hereof.