

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 Portfolio Guarantee-i Scheme (PG-i) Property?

PG-i Property provides financing support for Micro, Small and Medium Enterprises (MSMEs) subject to fulfilment of all terms and conditions under PG-i Scheme Guideline. The facility is for working capital or redemption/refinancing and/or thereafter working capital. The profit rate charged for this product is calculated based on variable rate basis.

The financing shall **NOT** be used for purchasing shares, purchasing land/real estate investment, property development, investing through investment holding companies, activities where the stock in trade is money (including credit, leasing, factoring and insurance businesses), gambling, alcohol, or any Shariah non-compliant activities.

[]	BAE Term Financing-i/Portfolio Guarantee-i Property [BAE TF-i/PG-i Property]
[]	BAE Cash Line Facility-i/Portfolio Guarantee-i Property [BAE CLF-i/PG-i Property]
[]	Trade Bills-i/Portfolio Guarantee-i Property [TB-i/PG-i Property]* <i>*Please refer to the standard PDS applicable for Trade Bills-i via Public Islamic Bank Berhad's website.</i>

The main 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:

BAE TF-i/PG-i Property	BAE CLF-i/PG-i Property
• Your financing amount: RM _____ • Your monthly instalment: RM _____ • Takaful: RM _____ • Your financing tenure: _____ years • Base Financing Rate (BFR): _____ % p.a. • Contracted Profit Rate (CPR) [BFR + 4%]: _____ % p.a. • Effective Profit Rate (EPR): _____ % p.a., inclusive of guarantee fee of _____ % p.a. In total you will pay RM _____ at the end of _____ years.	• Your facility limit: RM _____ • Your financing tenure, renewable upon expiry: 5 years • BFR: _____ % p.a. • CPR (BFR + 4%): _____ % p.a. • EPR: _____ % p.a., inclusive of guarantee fee of _____ % p.a. In total you will pay RM _____ at the end of _____ years.

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**
 - c) Stamping on each subsidiary document such as Letter of Guarantee/Letter of Set-off: RM10.00 (*applicable for BAE CLF-i*)

- **Guarantee Fee which is embedded in the EPR* (whichever applicable):**
 - a) Charged based on portfolio basis and shall be based on Customers scorecard rating and Customer's segmentation
 - b) _____ % guarantee cover by Credit Guarantee Corporation Malaysia (CGC)

**Inclusive of the prevailing service tax.*

- Half yearly service fee on Cash Line Facility-i account regardless of amount of daily balances: **RM10.00**

- **Late Payment Charge/Compensation Charges (Ta'widh) (if applicable):**
 - a) Before maturity of the facility: 1% p.a. on the overdue instalment/payment/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 Overnight Policy Rate (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 **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 EPR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in EPR 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

- Lock-in period: Not applicable.
- Early termination fee: Not applicable.
- Commitment fee: Not applicable.
- You may select the Bank's panel lawyers/Takaful operators/valuers.
- You may be required to provide a guarantor/collateral. The existing security to secure Non-PG-i facility cannot be discharged until full settlement of PG-i facility. In the event that Non-PG-i facility is cancelled, the PG-i facility shall be cancelled or repackaged to a Non-PG-i facility subject to new terms and conditions.
- 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 financing tenure shall be up to ten (10) years or such other term as determined by Bank Negara Malaysia.
- In the event that the CGC/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.
- In the event that the facility(ies) is cancelled by you after the Bank has paid the total Guarantee Fee for the entire year, the Bank reserves the right to recover from you one (1) year's guarantee fee by any approved method the Bank determines including by debiting your account with the Bank with twenty-one (21) calendar days prior written notice to you.
- 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.
- 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/>



E-mail 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: