

PRODUCT DISCLOSURE SHEET (PDS) (Read this Product Disclosure Sheet before you decide to take up the Foreign Currency Term Financing-i. Be sure to also read the <u>terms in the letter of offer</u> . Seek clarification from the Bank if you do not understand any part of this document or the general terms.)	PUBLIC ISLAMIC BANK BERHAD 197301001433 (14328-V) Name of Product Offered: Foreign Currency Term Financing-i Date:																
1. What is this product about? <ul style="list-style-type: none"> Foreign Currency Term Financing-i (FCY TF-i) is a foreign currency secured term financing calculated on a variable rate basis. The facility provides the short-term working capital and finances the business asset acquisition. 																	
2. What is the Shariah concept applicable? <ul style="list-style-type: none"> Murabahah (where applicable) – A method of mark-up sale where the actual cost and mark up profit margin will be disclosed to the customer as per Bank's purchase price and sale price for a trust-sale of a certain specified asset, excluding monetary assets such as cash and receivables. Tawarruq (where applicable) – A sale of an asset to a customer on deferred payment. The customer then onward sells the asset to the third party for cash. Wa'd – A unilateral promise which refers to an expression of commitment given by one party to another to perform certain action(s) in the future. Bai' al-Sarf – A contract of exchange of money for money of the same or different type. 																	
3. What do I get from this product? <table border="1" style="width: 100%;"> <tr> <td style="width: 40%;"> <ul style="list-style-type: none"> Total Amount Financed </td> <td> USD/GBP/AUD/EUR/NZD _____ (delete currency where not applicable) </td> </tr> <tr> <td> <ul style="list-style-type: none"> Profit Rate </td> <td> _____% p.a. (LIBOR or COF + spread (range from 0.5% to 5.0 %) subject to credit risk of the customer) </td> </tr> <tr> <td> <ul style="list-style-type: none"> Ceiling Profit Rate </td> <td> _____%p.a. (LIBOR or COF + 5.0% p.a.) (Please refer to Letter of Offer and Security Document) </td> </tr> <tr> <td> <ul style="list-style-type: none"> Selling Price </td> <td> USD/GBP/AUD/EUR/NZD _____ (delete currency where not applicable) </td> </tr> <tr> <td> <ul style="list-style-type: none"> Margin of Financing </td> <td> <ul style="list-style-type: none"> Up to 85% (for completed factories/shop houses) Up to 85% (for completed and uncompleted residential properties) Up to 60% (for vacant industrial/commercial/residential land) Up to 50% (for cultivated agriculture land) Between 50% to 70% (for plant & machinery. Second-hand plant and machinery may be considered on a case by case basis at lower margin.) </td> </tr> <tr> <td> <ul style="list-style-type: none"> Tenure </td> <td> As per agreement between customers and the issuer of the FCY TF-i, the tenure shall be up to 15 years. </td> </tr> <tr> <td> <ul style="list-style-type: none"> Effective Profit Rate </td> <td> _____% p.a. </td> </tr> <tr> <td> <ul style="list-style-type: none"> Currency Offered </td> <td> USD, GBP, AUD, EUR, NZD LIBOR/COF must be known at time of financing. </td> </tr> </table>		<ul style="list-style-type: none"> Total Amount Financed 	USD/GBP/AUD/EUR/NZD _____ (delete currency where not applicable)	<ul style="list-style-type: none"> Profit Rate 	_____% p.a. (LIBOR or COF + spread (range from 0.5% to 5.0 %) subject to credit risk of the customer)	<ul style="list-style-type: none"> Ceiling Profit Rate 	_____%p.a. (LIBOR or COF + 5.0% p.a.) (Please refer to Letter of Offer and Security Document)	<ul style="list-style-type: none"> Selling Price 	USD/GBP/AUD/EUR/NZD _____ (delete currency where not applicable)	<ul style="list-style-type: none"> Margin of Financing 	<ul style="list-style-type: none"> Up to 85% (for completed factories/shop houses) Up to 85% (for completed and uncompleted residential properties) Up to 60% (for vacant industrial/commercial/residential land) Up to 50% (for cultivated agriculture land) Between 50% to 70% (for plant & machinery. Second-hand plant and machinery may be considered on a case by case basis at lower margin.) 	<ul style="list-style-type: none"> Tenure 	As per agreement between customers and the issuer of the FCY TF-i, the tenure shall be up to 15 years.	<ul style="list-style-type: none"> Effective Profit Rate 	_____% p.a.	<ul style="list-style-type: none"> Currency Offered 	USD, GBP, AUD, EUR, NZD LIBOR/COF must be known at time of financing.
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4. What are my obligations?

- To service the monthly instalment. The monthly instalment is: FCY
- The total amount you must pay including the amount financed is: FCY

Important: Your monthly instalment and total payment amount will vary if the LIBOR changes.

Rate	Today (LIBOR = %)	If LIBOR goes up 1%	If LIBOR goes up 2%
Monthly instalment	FCY		
Total profit cost at the end of financing tenor	FCY		
Total payment amount at the end of financing tenor	FCY		

- If applicable, rebate will be provided to the customer if there is a difference between the ceiling profit rate and the effective profit rate.
- If the financing tenure extends into retirement, you are to advise us on your plans to service the payment after your retirement.
- 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.
- Three (3) month notice to the Bank is required for prepayment of Variable Rate facility, failing which profit of similar period will be charged.
- Customers are encouraged to use the Bank's panel lawyers.

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

Fees and Charges	Amount (RM)
Stamp Duty	
• Letter of Offer	10.00
• Other Security Document	
○ Letter of Set Off	10.00
○ Property Purchase Agreement	Exempted from duty under Stamp Duty Order (Remission) 2015 P.U. (A) 308
○ Property Sale Agreement/Property Sale Agreement cum Assignment	RM5.00 for every RM1,000.00 (or part thereof)
○ Charge Annexure/Deed of Assignment	One-fifth of the duty on the principal security but not exceeding RM10.00
○ Letter of Guarantee	One-fifth of the duty on the principal security but not exceeding RM10.00

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

Fees and Charges	Amount (RM)
SWIFT Charges	
Destination	
• Singapore	15.00
• All other countries	30.00
Processing Fee (for approved financing and one-off)	
Size of financing	
• Up to RM30,000 equivalent	50.00
• RM30,001 - RM100,000 equivalent	100.00
• RM100,000 above equivalent	200.00/Ad valorem

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

6. What if I fail to fulfil my obligations?

- Unless otherwise stipulated under the respective type of facility, all overdue instalments shall be levied with compensation fees of 1% p.a. on overdue amount. All amounts outstanding of expired facility shall be levied with compensation at daily prevailing Islamic Interbank Money Market (IIMM) rate.
- 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, 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.
- Legal action will be taken if you fail to respond to reminder notices. Your property may be foreclosed and you will have to bear all legal costs. You are also responsible to settle any shortfall after your property is sold.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.

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

- Lock-in period: Not applicable.
- Early settlement charges during lock-in period: Not applicable.
- Bank will grant Ibra' (Rebate) on the early settlement of the financing on the balance of unearned profit based on remaining tenure.
- Ibra' (rebate) – An act by a person relinquishing his rights to collect payment due from another person. The Bank may grant Ibra' to customers of a sale based financing who settled their facility prior to the agreed settlement period as stipulated in the agreement.
- If rebate is applicable, the computation is as follows:

$$\text{Ibra}' = \text{Deferred profit} - \text{Fees and charges, if any}$$

- $\text{Deferred profit} = \text{Total contracted profit} - \text{Accrued profit}$
- $\text{Total contracted profit} = \text{Selling Price} - \text{Purchase Price (financing amount)}$
- Accrued profit is calculated on Effective Profit Rate of the outstanding Purchase Price (Financing Amount) being utilised.

8. Do I need a guarantor or collateral?

Acceptable collateral/guarantor may be required from customers subject to the Bank's requirements.

9. Do I need any insurance/Takaful coverage?

- The fire and house owner Takaful are compulsory for purchase of properties.
- Customers must take up Mortgage Reducing Term Takaful (MRTT) from Takaful operators.
- Customers are encouraged to use the Bank's Takaful operators.

10. What are the major risks?

Customers of FCY TF-i will be exposed to the following risks:

- Foreign exchange risk/cross currency risk
Foreign exchange risk/cross currency risk is a risk associated with financing that is denominated in a foreign currency. The fluctuations in foreign exchange markets may affect the financing and the instalment amounts upon conversion to the foreign currency.
- The profit rate might change according to changes in the reference rates. An increase in reference rate may result in higher monthly payments.

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

It is important that you inform us (in writing addressed to the Account Holding branch) of any change in your contact details to ensure that all correspondences reach you in a timely manner.

12. 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 : 1-800-22-5555
Fax : 03-2162 2224
E-mail : islamicbkg@publicislamicbank.com.my
Website : <https://www.publicislamicbank.com.my>

- 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 and debt restructuring for individuals. You can contact AKPK at:

Tingkat 8, Maju Junction Mall
1001, Jalan Sultan Ismail
50250 Kuala Lumpur

Telephone : 03-2616 7766
E-mail : enquiry@akpk.org.my

12. Where can I get assistance and redress?, cont.

- 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)

Overseas : 603-2174 1717

Operating Hours : 9:00 a.m. – 5:00 p.m. (Monday – Friday except public holiday)

Web Form : telelink.bnm.gov.my

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

Should you require additional information on the financing, please refer to the *bankinginfo* website at www.bankinginfo.com.my.

14. Other financing packages available?

FCY Revolving Credit Facility-i

IMPORTANT NOTE

YOUR COLLATERAL MAY BE FORECLOSED IF YOU DO NOT KEEP UP ON PAYMENTS ON YOUR FINANCING.

The information provided in this disclosure sheet is valid as at date hereof.

FOR PIBB INTERNAL USE ONLY

I CONFIRM A COPY OF THIS DISCLOSURE FORM HAS BEEN PROVIDED AND BRIEFED TO THE APPLICANT.

SIGNATURE/DATE : _____

OFFICER/SME NAME : _____