



<p>PRODUCT DISCLOSURE SHEET</p> <p>(Read this Product Disclosure Sheet before you decide to take up the Revolving Credit Facility-i (RCF-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.)</p>	<p>PUBLIC ISLAMIC BANK BERHAD 197301001433 (14328-V)</p> <p>REVOLVING CREDIT FACILITY-i (RCF-i)</p> <p>DATE:</p>																
<p>1. What is this product about?</p> <p>Short term financing for working capital purposes.</p>																	
<p>2. What is the Shariah concept applicable?</p> <ul style="list-style-type: none"> Bai Bithaman Ajil (BBA) - Refers to a method of sale on deferred payment basis at a price which includes profit margin as agreed by the Bank and the Customer. 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. 																	
<p>3. What do I get from this product?</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; padding: 2px;">Revolving Credit Facility-i - Payable on demand</th> </tr> <tr> <td style="padding: 2px;">Amount Limit/Bank's Purchase Price</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td style="padding: 2px;">Tenure (Years), Renewable upon expiry</td> <td style="padding: 2px;">:</td> </tr> <tr> <th colspan="2" style="text-align: left; padding: 2px;">Profit Rate</th> </tr> <tr> <td style="padding: 2px;">Contracted Profit Rate (CPR)</td> <td style="padding: 2px;">: BFR + 4%</td> </tr> <tr> <td style="padding: 2px;">Effective Profit Rate (EPR)</td> <td style="padding: 2px;">:</td> </tr> <tr> <td style="padding: 2px;">Total Profit payable is</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td style="padding: 2px;">Bank's Sale Price</td> <td style="padding: 2px;">: RM</td> </tr> </table>		Revolving Credit Facility-i - Payable on demand		Amount Limit/Bank's Purchase Price	: RM	Tenure (Years), Renewable upon expiry	:	Profit Rate		Contracted Profit Rate (CPR)	: BFR + 4%	Effective Profit Rate (EPR)	:	Total Profit payable is	: RM	Bank's Sale Price	: RM
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<p>4. What are my obligations?</p> <ul style="list-style-type: none"> Financing of Mortgage Reducing Term Takaful (MRTT) and financing documentation expenses, subject to total Margin of Advance as approved in the Letter of Offer. For Variable Rate financing, the customer is protected against fluctuation of future increases of rates as the total cost of financing or the maximum profit rate is capped at the CPR. During tenure of financing, the customer will enjoy rebate and pay lower instalment as long as the EPR is lower than the CPR. Your monthly instalment: RM _____ Total payment amount at the end of _____ years is: RM _____ Rebate (if applicable) may be provided to the customer if there is a difference between the CPR and the EPR. <p>Important Note: Your monthly instalment and total payment amount will vary if the Base Financing Rate (BFR) or Base Rate (BR) changes.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Rate</th> <th style="width: 30%;">Today (BFR/BR* = %)</th> <th style="width: 20%;">If BFR/BR* goes up 1%</th> <th style="width: 20%;">If BFR/BR* goes up 2%</th> </tr> </thead> <tbody> <tr> <td>Monthly instalment</td> <td>RM</td> <td></td> <td></td> </tr> <tr> <td>Total profit cost at the end of _____ years</td> <td>RM</td> <td></td> <td></td> </tr> <tr> <td>Total payment amount at the end of _____ years</td> <td>RM</td> <td></td> <td></td> </tr> </tbody> </table> <p>* Delete whichever is not applicable.</p>		Rate	Today (BFR/BR* = %)	If BFR/BR* goes up 1%	If BFR/BR* goes up 2%	Monthly instalment	RM			Total profit cost at the end of _____ years	RM			Total payment amount at the end of _____ years	RM		
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5. What are the fees and charges I have to pay?

Fees and Charges	Amount (RM)
<p>5.1 a) Processing Fees* (where applicable)</p> <p>i) Purchasing/Refinancing</p> <ul style="list-style-type: none"> • Up to RM30,000 • RM30,001 to RM100,000 • Above RM100,000 <p>ii) Purchase of Commercial and Industrial Property (excluding land) under SWIFT/SMILAX Plan</p> <p>b) Upfront Fee* (where applicable)</p> <p>i) Facility(ies) Secured by All Types of Land (excluding Bridging Financing)</p> <p>ii) Bridging Financing</p> <p>* Note: The computation of the Processing Fee/ Upfront Fee for financing applications are to exclude the amount of MRPA/ MRTT/BFTT, etc. financed.</p>	<p style="text-align: right;">50.00</p> <p style="text-align: right;">100.00</p> <p style="text-align: right;">200.00</p> <p style="text-align: right;">200.00</p> <p style="text-align: right;">0.10% - 0.20% of total financing amount subject to a minimum of RM500.00</p> <p style="text-align: right;">0.20% of total financing amount subject to a minimum of RM3,000.00</p>
<p>5.2 Stamp Duty</p> <ul style="list-style-type: none"> • Stamping on Letter of Offer • Stamping on Standing Instruction • Each subsidiary document such as Letter of Guarantee/Letter of Set-Off (where applicable) • Stamping on Principal Agreement 	<p style="text-align: right;">10.00</p> <p style="text-align: right;">10.00</p> <p style="text-align: right;">10.00</p> <p style="text-align: right;">Ad valorem</p>
<p>5.3 Termination Fee shall be charged if the facility is cancelled prior to the disbursement.</p> <p>(Note: ONLY APPLICABLE to facility secured by properties and land only (partially or fully secured). This fee is NOT APPLICABLE to facility(ies) which is fully secured by Islamic Investment-i/earmarking by marginal deposit/current account-i, Government/Credit Guarantee Corporation (CGC) financing which is on clean basis.)</p>	<p style="text-align: right;">2,000.00</p>
<p>5.4 Half yearly service fee on Cash Line Facility-i account if the credit balance is below RM1,000.</p>	<p style="text-align: right;">10.00</p>

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?

6.1 Unless otherwise stipulated under the respective type of facility, 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), the *ta'widh* (compensation) rate that shall be applied is one per cent (1%) per annum 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:

$$\text{Overdue Instalment(s)} \times \text{Ta'widh Rate} \times \frac{\text{No. of Overdue Day(s)}}{365}$$

- b) Please take note that if your account remains in arrears and upon recall of the facility or brought to court for judgement before maturity date, a late payment charge of 1% p.a. on the remaining outstanding balance will be imposed.

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

- c) For failure to pay any instalments and which failure continues beyond the maturity date of the facility(ies), the compensation rate that shall be applied is the Bank's Average Financing Rate* (AFR) 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:

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

* Also known as "Combined Rate" which consist of two (2) elements namely *ta'widh* and *gharamah*. *Ta'widh* refers to the amount that may be compensated to the Bank based on actual loss incurred due to default while *gharamah* refers to the penalty charged on the defaulters over and above the *ta'widh*.

- 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 If the financing tenure extends into retirement, you are to advise us on your plans to service the monthly payment after your retirement.

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

- 6.5 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.
- 6.6 Legal action against you may affect your credit rating leading to financing being more difficult or expensive to you.
- 6.7 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?

If you fully settle your financing before its maturity:

- You will need to pay the outstanding balance, current monthly profit and any amount due and payable to the Bank.
- No Early Settlement Fee will be charged.

8. Do I need any Takaful coverage?

Mortgage Reducing Term Takaful (MRTT)	[]	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. Do I need a guarantor or collateral?

Guarantor/Corporate Guarantor Required	[]	Yes	[]	No
Collateral	[]	Yes	[]	No

10. What are the major risks?

Profit rates might change according to changes in the Base Financing Rates (BFR) or Base Rates (BR). An increase in the base financing rate or base rate may result in higher monthly payment. However, the rate will not exceed the Contracted Profit Rate.

11. 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.



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, financial education 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

- 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. Where can I get further information?

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



14. Other Financing-i Available

- Cash Line Facility-i
- Working Capital Guarantee Scheme-i
- Term Equity Financing-i
- SWIFT Term Equity Financing-i
- SMILAX Term Equity Financing-i

IMPORTANT NOTE: YOUR FACILITY MAY BE FORECLOSED IF YOU DO NOT KEEP UP PAYMENTS ON YOUR TERM FINANCING-i.

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.