

PRODUCT DISCLOSURE SHEET (PDS) (Read this Product Disclosure Sheet before you decide to take up the Solar PLUS BAE Personal Financing-i. Be sure to also read the <u>general 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) SOLAR PLUS BAE PERSONAL FINANCING-i DATE:																												
1. What is this product about? The above product is a term financing product which is offered to both Public Bank Berhad (PBB) and Public Islamic Bank Berhad (PIBB) existing Housing Loan/Home Financing customers for the purpose of purchasing and installing Solar panel for the property financed with PBB/PIBB.																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: middle;">[]</td> <td style="padding: 5px;"> Solar PLUS BAE Personal Financing-i V/R - VBI (Helios Photovoltaic Sdn Bhd): <ul style="list-style-type: none"> Only eligible for landed residential properties. The financing amount will be disbursed directly to Helios Photovoltaic Sdn Bhd upon completion of the solar panel installation. </td> </tr> </table>		[]	Solar PLUS BAE Personal Financing-i V/R - VBI (Helios Photovoltaic Sdn Bhd): <ul style="list-style-type: none"> Only eligible for landed residential properties. The financing amount will be disbursed directly to Helios Photovoltaic Sdn Bhd upon completion of the solar panel installation. 																										
[]	Solar PLUS BAE Personal Financing-i V/R - VBI (Helios Photovoltaic Sdn Bhd): <ul style="list-style-type: none"> Only eligible for landed residential properties. The financing amount will be disbursed directly to Helios Photovoltaic Sdn Bhd upon completion of the solar panel installation. 																												
2. What is the Shariah concept applicable? <ul style="list-style-type: none"> 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. 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. 																													
3. What do I get from this product? <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td colspan="2" style="background-color: #f2f2f2;">Solar PLUS BAE Personal Financing-i</td> </tr> <tr> <td style="padding: 2px;">Financing Amount/Bank's Purchase Price</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td style="padding: 2px;">Margin of Finance (M/F %)</td> <td style="padding: 2px;">:</td> </tr> <tr> <td style="padding: 2px;">Takaful</td> <td style="padding: 2px;">:</td> </tr> <tr> <td style="padding: 2px;">Tenure (Years)</td> <td style="padding: 2px;">:</td> </tr> <tr> <td colspan="2" style="background-color: #f2f2f2;">Profit Rate</td> </tr> <tr> <td style="padding: 2px;">Ceiling/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;">Bank's Sale Price</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td colspan="2" style="background-color: #f2f2f2;">Monthly Instalments</td> </tr> <tr> <td style="padding: 2px;">Monthly Instalments</td> <td style="padding: 2px;">: RM</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 or total amount you must pay, including amount financed</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Note: Total payment amount may vary if BR/BFR changes.</td> </tr> </table>		Solar PLUS BAE Personal Financing-i		Financing Amount/Bank's Purchase Price	: RM	Margin of Finance (M/F %)	:	Takaful	:	Tenure (Years)	:	Profit Rate		Ceiling/Contracted Profit Rate (CPR)	: BFR + 4%	Effective Profit Rate (EPR)	: %	Bank's Sale Price	: RM	Monthly Instalments		Monthly Instalments	: RM	Total Profit payable is	: RM	Bank's Sale Price or total amount you must pay, including amount financed	: RM	Note: Total payment amount may vary if BR/BFR changes.	
Solar PLUS BAE Personal Financing-i																													
Financing Amount/Bank's Purchase Price	: RM																												
Margin of Finance (M/F %)	:																												
Takaful	:																												
Tenure (Years)	:																												
Profit Rate																													
Ceiling/Contracted Profit Rate (CPR)	: BFR + 4%																												
Effective Profit Rate (EPR)	: %																												
Bank's Sale Price	: RM																												
Monthly Instalments																													
Monthly Instalments	: RM																												
Total Profit payable is	: RM																												
Bank's Sale Price or total amount you must pay, including amount financed	: RM																												
Note: Total payment amount may vary if BR/BFR changes.																													

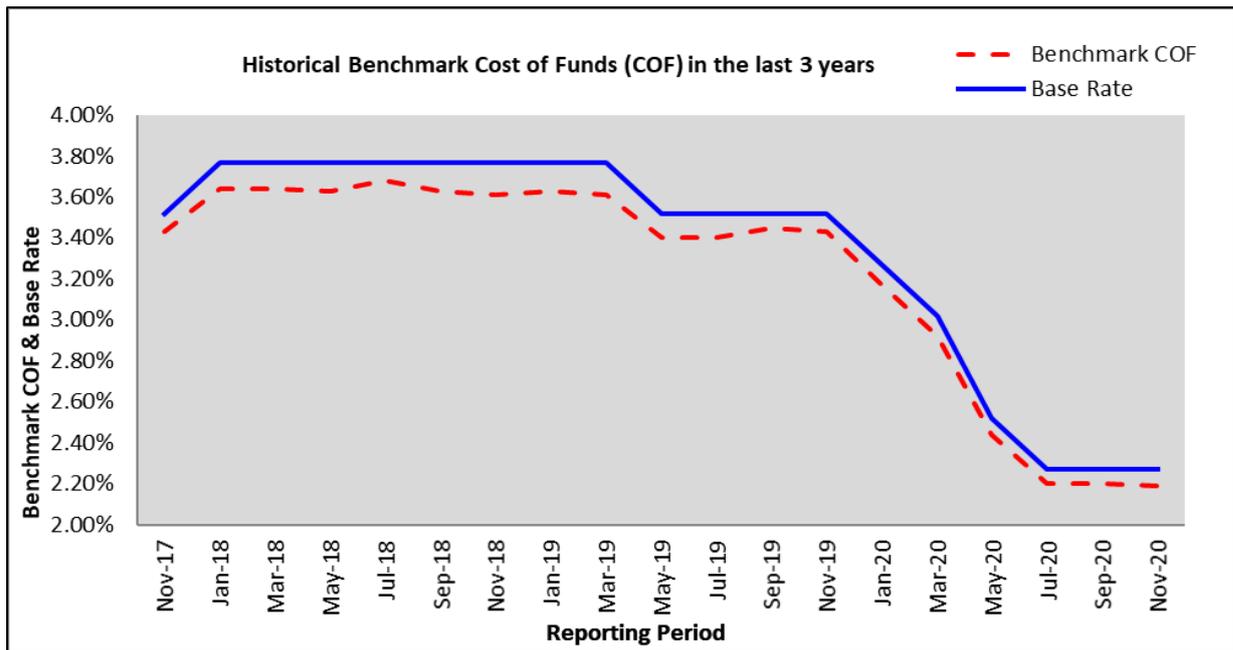
4. What is the Base Rate (BR)?

The Base Rate we offer on this product is made up of two parts, our benchmark Cost of Funds (COF) and the Statutory Reserve Requirement (SRR) cost imposed by Bank Negara Malaysia. Our benchmark COF reflects the cost of raising new funds and 3-month Kuala Lumpur Interbank Offering Rate.

5. What are the possible scenarios to trigger a change in the Base Rate (BR)?

Our BR can rise or fall due to changes in the benchmark COF and changes in the SRR. Changes in the benchmark COF could occur due to changes in the Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee of Bank Negara Malaysia, as well as other factors such as changes in Statutory Reserve Requirement rate and/or changes to the bank funding conditions.

6. Historical benchmark COF in the last three (3) years



7. What are my obligations?

- Financing of Group Credit Family Takaful Plan (GCFT) and financing documentation expenses, subject to total Margin of Advance as approved in the Letter of Offer, if any.
- Customer is to furnish a Certificate of Completion from the Solar vendor duly acknowledged and accepted by customer to the branches for disbursement.
- The financing amount will be disbursed directly to the solar companies upon completion of the solar panel installation.
- 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 is: RM _____
- The total payment amount at the end of _____ years is: RM _____
- Not to discharge the property used to secure the existing financing until this Solar PLUS BAE Personal Financing-i is fully settled.

7. What are my obligations?, cont.

Important Note: Your monthly instalment and total payment amount will vary if the Base Rate (BR) changes.

Rate	Today (BR = %)	If BR goes up 1%	If 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		

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

Fees and Charges	Amount (RM)
Stamp Duty (0.5% from the financing amount) on Asset Sale Agreement	Ad valorem
Nominal Stamp Duty on Letter of Offer	RM10.00 each

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

9. What if I fail to fulfil my obligations?

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

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

- 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, late payment charge of 1% p.a. on the remaining outstanding balance will be imposed.

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



9. 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 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.
- 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.
 - If the financing tenure extends into retirement, you are to advise us on your plans to service the monthly 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.
 - 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 financing being more difficult or expensive to you.
 - 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.



10. 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 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
	=	<u>RM98,167.98</u>
b) Settlement amount	=	Outstanding selling price + Instalments due - Rebate (ibra')
Example	=	RM267,766.53 + RM2,028.53 - RM98,167.98
	=	<u>RM171,627.08</u>
- No Early Settlement Fee will be charged.

11. Do I need any Takaful coverage?

- Group Credit Family Takaful Plan (GCFT) is encouraged.
- Fire/House Holder/House Owner Takaful for the solar panel is encouraged.
 - Customer can request for an endorsement to the existing Houseowner coverage on the property since the solar panel will be fixed on the top of the roof.
 - The endorsement on the increase in sum covered will be the cost of the solar panel financed.
 - Customer may also opt for a more comprehensive solar panel coverage under "All Risk Takaful/Insurance" (a separate coverage from existing Houseowner Takaful/Insurance) from the existing Takaful Operator/Insurance Company.

12. What are the major risks?

- Profit rates might change according to changes in the Base Rate (BR). An increase in the BR may result in higher monthly payment. However, the rates will not exceed the Contracted Profit Rate.

13. Do I need a guarantor?

- Guarantor is not applicable for this product.

14. 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 changes in the contact details to ensure that all correspondences reach you in a timely manner.

15. 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
14th 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>



15. 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:

**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 LINK or TELELINK at:

**Block D, Bank Negara Malaysia
Jalan Dato' Onn
50480 Kuala Lumpur**

Telephone : 1-300-88-5465
Fax : 03-2174 1515
E-mail : bnmtelelink@bnm.gov.my

16. Where can I get further information?

- Should you require additional information about taking a personal financing-i, please refer to the *bankinginfo* website at www.bankinginfo.com.my.

IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP ON PAYMENTS ON YOUR SOLAR PLUS BAE PERSONAL FINANCING-i.

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

Signature/Date :

Officer/SME Name :

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