



Small Medium Enterprise Development
Bank Malaysia Berhad 49572-H
(Formerly known as Bank Perusahaan Kecil &
Sederhana Malaysia Berhad)

Commodity Murabahah Term Financing-i (CMTF-i)

Date :

PRODUCT DISCLOSURE SHEET

(Read this Product Disclosure Sheet before you decide to take-up the Commodity Murabahah Term Financing-i (CMTF-i). Be sure to also read the terms in the Letter of Offer. Seek clarification from your Institution if you do not understand any part of this document or the general terms)

1. What is the product about?

CMTF-i is an Islamic term financing for asset acquisition and/or working capital. It is defined as a sale of a specified commodity in two different level of transactions. First, the seller sells the commodity to the buyer for a certain period with deferred payment and subsequently the buyer sells it to a third party for a cash payment. The Bank shall engage 3rd party (i.e Bursa Suq al-Sila') for commodity trading services.

2. What is the Shariah concept applicable?

The Shariah concept applied is Commodity Murabahah/Tawarruq. The trading of commodity is by way of Bai' Murabahah.

3. What do I get from this product?

Illustration:

- | | |
|--|---|
| • Bank's Sale Price : RM5,436,630.00 | • Profit Rate : BFR + 1.0% p.a (annuity monthly rest) for the whole tenure (BFR : 6.85% p.a) |
| • Bank's Purchase Price (Financing Amount) : RM3,800,000.00 | • Margin of Financing : 90.0% |
| | • Tenure : 10 years |

Note: The above example is only for illustration. The Illustration may not show the specific circumstances or obligations of each CMTF-i

4. What are my obligations?

Illustration:

- Monthly installment: RM45,305.25
- Total amount of payment at the end of 10 years is RM5,436,630.00
- Payment can be in the form of cheque by mail, cheque / cash deposit at Branch or by interbank GIRO from any participating bank branch or online banking.

Note: The above example is only for illustration. The Illustration may not show the specific circumstances or obligations of each CMTF-i

5. When I will be granted the Ibra'?

Ibra' (Rebate) shall be granted to you when you settle the facility before the end of the financing tenure. Settlement prior to the end of the financing tenure shall include, but is not limited to, the following situations:

- a) early settlement or early redemption, including those arising from prepayments;
- b) settlement of the original financing contract due to financing restructuring exercise;
- c) settlement in the case of default; and
- d) settlement in the event of termination or cancellation of financing before the maturity date

6. What are the charges that I have to pay?
a) Stamp Duties:
As per the Stamp Duty Act 1949 (Revised 1989).
b) Legal fee / Company searches:
As charged by the Lawyer.
c) Brokerage Fee
The fees payable is shared equally between the Bank and the customer.
d) Valuation report:
As charged by the Valuer.
e) Takaful/insurance coverage:
Takaful/insurance coverage is mandatory if the asset is given as security for the financing.
f) Late payment charges:
<ul style="list-style-type: none"> • Before Maturity – Overdue Instalment(s) x 1.0% x No. of Day(s) Overdue / 365 • After Maturity – Outstanding Balance x IIMMR x No. of Day(s) Overdue / 365 • Post Judgement – Judgement Sum x IIMMR x No. of Day(s) Overdue / 365 <p>Note: IIMMR = Islamic Inter-bank Money Market Rate (%)</p>
7. What if I fail to fulfill my obligations?
<ul style="list-style-type: none"> • Late payment charges stated above will increase the total outstanding. • If your monthly installment remains unpaid after 6 months, your financing account shall be classified as Non-Performing Financing (NPF). This will affect your further utilization of other banking facilities with the Bank. • Legal action will be taken if you fail to respond to reminder notices. The security may be enforced and you will have to bear all costs. You are also responsible to settle any shortfall after the security is disposed. • Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
8. What if I fully settle the financing before its maturity?
Depending on the specific terms of the CMTF-i, you may be subject to early settlement charges if you fully settle during the Lock-in Period (if any).
9. Do I need a guarantor or collateral?
We will evaluate this requirement and advise you on it before we offer the CMTF-i facility.
10. What do I need to do if there are changes to my contact details?
It is important that you inform us of any changes in your contact details to ensure that all correspondences reach you in timely manner.
11. Where can I get assistance and redress?
<ul style="list-style-type: none"> • If you have difficulties in making payments, you should contact us as soon as possible to discuss payment alternatives. You may contact us at: Contact Centre: 1-800-88-3131 Website: www.smebank.com.my • If you wish to complain about the products and services provided by us, you may contact us at 1-800-88-3131 or email us at customercare@smebank.com.my or send your letter to: Head of Customer Relations Enhancement SME Bank, Level 7, Menara SME Bank Jalan Sultan Ismail 50250 Kuala Lumpur

- If our reply to your query or complaint is not satisfactory to you, you may contact Bank Negara Malaysia LINK or TELELINK at:

Block D, Bank Negara Malaysia
Jalan Dato' Onn
50480 Kuala Lumpur
Tel: 1-300-88-5465
Fax: 03-21741515
E-mail: bnmtelelink@bnm.gov.my

12. Where can I get further information?

Should you require additional information of the product, please refer to our brochures, which is available at our nearest branch or our website at www.smebank.com.my or call our Hot Line 1800 88 3131.

For more information on obtaining a financing facility, please refer to *banking info* booklet, available at all our branches and the www.bankinginfo.com.my website.

13. Other asset financing packages available?

We also provide asset financing, working capital financing, contract financing, i-EPF, i-Cash, CMRF-i and dedicated product programs such as i-SPLASH, i-REACH and i-SURF.

IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF INSTALMENTS ON YOUR TERM FINANCING-i ARE NOT PAID PROMPTLY ON THE DUE DATES

As per Bank Negara Malaysia & Shariah Committee approval