



Small Medium Enterprise Development
Bank Malaysia Berhad (49572-H)

i-PEMBIAYAAN PREMIS PERNIAGAAN (i-3P)

Date :

PRODUCT DISCLOSURE SHEET

(Read this Product Disclosure Sheet before you decide to take-up the *i-Pembiayaan Premis Perniagaan (i-3P)*. 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 Program about?

i-Pembiayaan Premis Perniagaan (i-3P) is a program to assist SMEs and Large Enterprise companies in acquiring or refinancing of business premise for business operation used or investment, and expanding the business by offering package of premise and working capital financing or premise financing only.

2. What is the product(s) offered under the Program?

- **Commodity Murabahah Term Financing-i (CMTF-i)**
CMTF-i is a term financing for premise acquisition and/or working capital and is calculated based on a floating rate basis.
- **Commodity Murabahah Revolving Financing-i (CMRF-i)**
CMRF-i is a revolving financing for working capital purposes and is calculated based on a floating rate basis.

3. What is the Shariah concept(s) applicable?

The Shariah concept applicable for this program is **Commodity Murabahah via Tawarruq**.
A Tawarruq consists of two (2) sale and purchase contracts where the first involves the sale of an asset by the Bank to the customer on a deferred basis and the subsequent sale of the same asset by the customer to a third party on a cash and spot basis.

4. What do I/we get from this Program?

Financing Amount :	Premise: RM _____ Working Capital: RM _____	Margin of Finance :	Up to 150% of the Sale & Purchase Agreement price or Market Value, whichever is lower (inclusive Working Capital)
Prevailing Rate :	Premise: *BFR +/- _____ % p.a. Working Capital: *BFR + _____ % p.a.	Tenure :	Premise: _____ years (Up to 30 years inclusive of grace period) Working Capital: _____ years (Up to 10 years or subject to premise financing tenure).
Ceiling Rate :	*BFR + 4.0% p.a.		

*Current Base Financing Rate (BFR) is 6.85% p.a. and may vary from time to time.

5. What are my/our obligations?

Illustration for CMTF-i:

- Bank's Purchase Price (Financing Amount) : RM1,000,000.00
- Tenure : 30 years
- Ceiling Profit Rate : 10.85% p.a.
- Bank's Sale Price : RM2,359,080.00
- Prevailing Profit Rate : 6.85% (BFR + 0.0% p.a on monthly rest basis)
- Monthly Installment : RM6,553.00
- Total amount of payment at the end of 30 years: RM2,359,080.00
- If applicable, Ibra` (rebate) may be granted if there is a difference between Ceiling Profit Rate and Prevailing Profit Rate.
- Payment can be in the form of cash, cheque or online banking from any participating bank.

Illustration for CMRF-i:

- Bank's Purchase Price (Financing Amount) : RM1,000,000.00
- Tenure : 5 years (subject to annual review)
- Ceiling Profit Rate : 10.85% p.a.
- Bank's Sale Price : RM1,542,500.00
- Prevailing Profit Rate : 8.35% (BFR + 1.5% p.a on daily rest basis)
- Profit portion shall be paid on monthly by Customer's own fund or utilisation of the facility limit.
- Principal portion shall be paid at the end of the tenure (bullet payment). Any principal portion paid prior to maturity shall

reinstate the facility up to the approved limit.

- If applicable, Ibra` (rebate) may be granted if there is a difference between Ceiling Profit Rate and Prevailing Profit Rate.

	1 st Utilisation	2 nd Utilisation
Amount	RM250,000.00	RM100,000.00
Accumulated Utilisation Amount	RM250,000.00	RM350,000.00
Available Limit	RM750,000.00	RM650,000.00
Prevailing Profit Rate: 8.45% (BFR + 1.5% p.a on monthly rest basis)	8.35%	8.35%
Monthly Profit on Accumulated Utilisation Amount	RM1,715.75	RM2,482.12

- Payment can be in the form of cash, cheque or online banking from any participating bank.

Note:

- BFR refer to Base Financing Rate, Current BFR is 6.85% and may vary from time to time.
- The above example is only for illustration. The Illustration may not show the specific circumstances or obligations of each CMTF-i and CMRF-i.

6. When I/we will be granted the Ibra` (rebate)?

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:

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

If applicable, Ibra` (rebate) may be granted if there is a difference between Ceiling Rate and Prevailing Rate.

Formula calculation of Ibra`:

$Ibra` (Rebate) = \text{Balance of Unearned Profit} - \text{Early Settlement Charges (if any)}$

7. What are the charges that I/we 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

RM15 for RM1,000,000 or part thereof for every transaction.

d) Valuation report:

As charged by the Valuer.

e) Takaful coverage:

Takaful coverage is mandatory if the asset is given as security for the financing. You have the option to select the service offered by our panel Takaful operators or non-panel Takaful operators.

f) Late payment charges:

- Before Maturity – $\text{Overdue Instalment(s)} \times 1.0\% \times \text{No. of Day(s) Overdue} / 365$
- After Maturity – $\text{Outstanding Balance} \times \text{IIMMR} \times \text{No. of Day(s) Overdue} / 365$
- Post Judgement – $\text{Judgement Sum} \times \text{IIMMR} \times \text{No. of Day(s) Overdue} / 365$

Note: IIMMR = Islamic Interbank Money Market Rate (%)

8. What if I/we fail to fulfill my/our obligations?

- Late payment charges stated above will increase the total outstanding.
- If your monthly instalment remains unpaid after 6 months, your financing account shall be classified as Non-Performing Financing (NPF). This will affect your further utilisation 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.

9. What if I/we fully settle the financing before its maturity?

Depending on the specific terms of each facility, you may be subject to early settlement charges if you fully settle during the Lock-in Period (if any).

10. Do I/we need a guarantor or collateral?

The Bank will evaluate this requirement and advise you on it before we offer the CMTF-i/CMRF-i facility(ies) under the Program.

11. What do I/we need to do if there are changes to my/our 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.

12. Where can I/we get assistance and redress?

- If you have difficulties in making payments, you should contact us as soon as possible to discuss payment alternatives. You may contact us at:
Customer Contact Centre: 03-2603 7700 Website: www.smebank.com.my
- If you wish to complain about the products and services provided by us, you may contact us at 03-2603 7700 or email us at customercare@smebank.com.my or send your letter to:
Head of Customer Service Management
Level 10, 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:
Tingkat Bawah, Block D
Bank Negara Malaysia
Peti Surat 10922
50929 Kuala Lumpur
Tel: 1-300-88-5465
Fax: 03-21741515
E-mail: bnmtelelink@bnm.gov.my

13. Where can I/we 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 03-2603 7700.

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.

14. Other asset financing packages available?

The Bank also provide asset financing/refinancing, working capital financing, contract financing and other dedicated program financing.

IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF PAYMENTS ON YOUR FINANCING FACILITY(IES) ARE NOT PAID PROMPTLY ON THE DUE DATES

The information provided in this disclosure sheet is valid as at