

<h2 style="text-align: center;">PRODUCT DISCLOSURE SHEET</h2> <p>(Read this Product Disclosure Sheet before you decide to take up the Business Term Financing-i (Tawarruq). Be sure to also read the general terms and conditions. Seek clarifications from us if you do not understand any part of this document or general terms.)</p>	<p>United Overseas Bank (Malaysia) Bhd (Company No. 271809-K)</p> <p>Product: Business Term Financing – i (TF-i)</p> <p>Date:</p>				
<h3>1. What is this product about?</h3>					
<ul style="list-style-type: none"> • TF-i is an secured Islamic term financing to finance asset acquisition (including refinancing); as well as working capital requirement of businesses, with specific approved financing amount, fixed payment amount over a period of agreed payable tenor. The financing amount may be released progressively or in lump sum. • Under this Islamic term financing, the Bank’s Selling Price is determined upfront based on the Contracted Profit Rate; e.g 12%, which is fixed throughout the tenure. This Selling Price or known as ceiling price provides the customers with maximum capping for the total amount of financing payment regardless of periodical changes in the Effective Profit Rate. • The Effective Profit Rate charged may be fixed, variable / floating or combination of fixed and floating. 					
<h3>2. What is the Shariah concept applicable?</h3>					
<ul style="list-style-type: none"> • The Shariah concept used is Tawarruq. • Tawarruq is an arrangement that involves a Sale of a commodity or asset to customer based on deferred payment basis by way of Murabahah. In this case, the Customer purchases the commodity as the underlying asset from the Bank. The commodity or asset is then sold for cash to a party other than original seller. 					
<h3>3. What do I get from this product?</h3>					
<p>Illustration:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;"><u>Contracted Selling Price</u></th> <th style="width: 50%;"><u>Effective Profit Rate</u></th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> • Bank’s Purchase Price : RM1,000,000-00 (Financing Amount) • Ceiling Rate : 12% • Tenure : 10 years • Bank’s Selling Price : RM1,721,640-00 </td> <td> <ul style="list-style-type: none"> • Profit Rate : Base Financing Rate + 1.25% p.a. (BFR: 7.07% p.a.) • Tenure : 10 years </td> </tr> </tbody> </table>		<u>Contracted Selling Price</u>	<u>Effective Profit Rate</u>	<ul style="list-style-type: none"> • Bank’s Purchase Price : RM1,000,000-00 (Financing Amount) • Ceiling Rate : 12% • Tenure : 10 years • Bank’s Selling Price : RM1,721,640-00 	<ul style="list-style-type: none"> • Profit Rate : Base Financing Rate + 1.25% p.a. (BFR: 7.07% p.a.) • Tenure : 10 years
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<p>NOTE: The above example is only for illustration. The final sale & purchase prices, rates & tenure will be based on the Bank’s assessment.</p>					

4. What are my obligations?

- Monthly instalment : RM_____
- Total amount of payment at the end of _____ years is RM_____

NOTE:

- The above example is only for illustration. The actual instalment amount will be based on profit rate, tenure & frequency of payment (monthly) as per Bank's approval.
- Changes in Base Financing Rate (BFR) may result in higher instalment or lengthen the financing tenure but the total payment should not exceed the Bank's Selling Price.
- You are to ensure prompt payment on the instalment until full settlement of the financing. However, you may also make full settlement of the financing prior to expiry of the tenure.
- Grace Period Profit (GPP) instalment (if any) is based on progressive disbursement for the month.

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

No.	Fees and Charges	Details
1.	Brokerage Fee	a) RM15 per RM1.0 million b) RM3 per million if less than 7 days tenor
2.	Stamp Duty	As per Stamp Duty Act 1949 (Revised 1989)
3.	Late Payment Charges	<p>Compensation Charges: (Ta'widh): If the overdue occurs before maturity of the financing = 1% p.a. on the overdue amount or, any other method approved by BNM. Formula: (Overdue instalments X 1% X No of Overdue Days)/ 365 days</p> <p>If the overdue occurs after maturity of the financing = At the IIMM Rate or, any other method approved by BNM. Formula: (Outstanding principal X IIMM Rate X No of Overdue Days)/ 365 days</p> <p>Note: IIMM = Islamic Interbank Money Market</p>

NOTE:

- We will communicate to you at least 21 calendar days prior to the effective date of implementation if there are any changes in fees and charges that are applicable to this product.
- Kindly refer to our website at www.uob.com.my for details of fees and charges.

6. What if I fail to fulfil my obligations?

Should you fail to service your payment obligation in a timely manner, the following shall apply:

- **Compensation charges**

Default payment during the financing tenure and before maturity	$\frac{\text{Overdue Instalment Amount} \times 1\% \times \text{No. of Days Overdue}}{365}$
Default payment which exceeded the maturity date or judgment obtained before maturity date	$\frac{\text{Overdue Principal Amount} \times \text{IIMM Rate} \times \text{No. of Days Overdue}}{365}$

- **Right to set-off**

The Bank is entitled to set-off any credit balance in your deposit maintained with the Bank against any outstanding financing amount and the Bank will inform you at least 7 calendar days in advance of the intention to set-off.

- **Legal Action**

Legal action will be taken if you fail to respond to reminder notices. The security may be enforced and all costs will be borne by you. The Bank reserves the right to commence recovery, foreclosure and bankruptcy proceedings. You are also responsible to settle any shortfall after the security is disposed.

- **Revision of Financing Rate**

The Bank may revise the financing rate which will result in a higher instalment amount to be paid (subject to not exceeding the Bank's Selling Price) due to restructuring or rescheduling of financing payment. You will be informed at least 21 calendar days prior to the effective date of the revision.

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

- The Bank shall grant you rebate at the point of early settlement.
- Rebate formula:
Rebate on early settlement = Remaining Unearned - Early Settlement Charges (if any)

Note:

- I. Remaining Unearned = Total Profit – Accrued Profit
- II. Total Profit = Selling Price – Financing Amount
- III. Accrued Profit is calculated based on Effective Profit Rate on the outstanding Financing Amount being disbursed

8. Do I need any Takaful coverage?

- Mortgage Reducing Term Takaful (MRTT) is optional (compulsory if the Takaful contribution is financed by the Bank). However, you are encouraged to take up the MRTT to protect your business from losing the property due to unforeseen circumstances, if applicable.
- Fire Takaful on the property pledged to the Bank as collateral are compulsory, which you may opt from our panel or any other takaful operators

9. Do I need to provide guarantor or collateral?

- On case to case basis depending on the bank's assessment, you may be required to provide a guarantor or collateral such as :-
 - (i) Property, and/or
 - (ii) Islamic FD; and/or
 - (iii) Joint & Several Guarantee; and/or
 - (iv) Any other collateral as required by the Bank.

10. What are the major risks?

- If the Effective Profit Rate on the financing is variable rate, the Effective Profit Rate may change according to the changes in the base rates, e.g. Base Financing Rate, Cost Funding Rate etc. An increase in Effective Profit Rate may result in higher instalment and/or increase in number of your monthly instalment, but the total amount to be collected shall not exceed the Bank's Selling Price amount.

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

- Please inform us of any change in your contact details through your account servicing branch or the Business Engagement Team.
- It is important that you inform us of any change in your contact details to ensure that all correspondence reach you in a timely manner.

12. Where can I get assistance and redress?

- If you have difficulties in making payments, please contact us earliest possible to discuss payment alternatives. You may contact your UOB Account Manager or contact our UOB Business Banking Engagement Team at:

Tel: Kuala Lumpur (6) 03-2616 6800
Penang (6) 04-262 6800
Johor Bahru (6) 07-223 6800
Kuching (6) 082-236 820
Kota Kinabalu (6) 088-246 820

- If you wish to complain on the products or services provided by us, you may contact us at the following 24-hour UOB Call Centre:

Tel: Kuala Lumpur (6) 03-26128 121
Penang (6) 04-2401 121
Johor Bahru (6) 07-2881 121
Kuching (6) 082-287 121
Kota Kinabalu (6) 088-477 121

E-mail: uobcustomerservice@uob.com.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.
Tel : 1-300-88-5465
Fax : 03-21741515
E-mail : bnmtelelink@bnm.gov.my

13. Where can I get further information?

- Should you require additional information on our products, please visit us at the nearest UOB branch or logon to www.uob.com.my for more info.
- If you have any enquiries, please call our UOB Business Banking Engagement Team at:

Tel: Kuala Lumpur (6) 03-2616 6800
Penang (6) 04-262 6800
Johor Bahru (6) 07-223 6800
Kuching (6) 082-236 820
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14. Other financing packages available

- Please refer to your Account Manager for further details.

IMPORTANT NOTE:
THE PROPERTY CHARGED MAY BE FORECLOSED IF YOU DO NOT KEEP UP THE PAYMENTS ON YOUR FACILITIES.

The information provided in this disclosure sheet is valid as at

The terms and conditions indicated in this Product Disclosure Sheet are indicative and not binding on the Bank. The final terms and conditions are as stipulated the letter of offer and Facility Agreement after bank assessment and financing approval.

I / We hereby confirm having explained the Product Disclosure Sheet (PDS) to Customer.

I / We hereby confirm having received and understand the explanation given.

Sales Staff Name :

NRIC :

Date :

Authorized Person:

NRIC :

Date :