

<p style="text-align: center;">PRODUCT DISCLOSURE SHEET</p> <p>(Read this Product Disclosure Sheet before you decide to take up the Term Financing-i (Tawarruq). Be sure to also read the general terms and conditions. Seek clarification from us if you do not understand any part of this document or general terms.)</p>	<p style="text-align: center;">United Overseas Bank (Malaysia) Berhad</p> <p style="text-align: center;">Product: Wholesale Term Financing-i (TF-i)</p> <p>Date:</p>				
<p>1. What is this product about?</p> <ul style="list-style-type: none"> TF-i is an 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 tenure. 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. 					
<p>2. What is the Shariah concept applicable?</p> <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. 					
<p>3. What do I get from this product?</p> <p>Illustration:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Contracted Profit Rate</u></th> <th style="text-align: left;"><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 (Deferred Sale Price) <p>Selling Price = Financing Amount + (Ceiling Rate X Financing Tenure X Financing Amount)</p> </td> <td> <ul style="list-style-type: none"> Profit Rate : BFR + 1.25% p.a (BFR : 6.80% p.a) Tenure : 10 years </td> </tr> </tbody> </table> <p>Note: The above example is only for illustration. The final sale & purchase prices, rates & tenure will be based on the Bank's credit evaluation.</p>		<u>Contracted Profit Rate</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 (Deferred Sale Price) <p>Selling Price = Financing Amount + (Ceiling Rate X Financing Tenure X Financing Amount)</p>	<ul style="list-style-type: none"> Profit Rate : BFR + 1.25% p.a (BFR : 6.80% p.a) Tenure : 10 years
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4. What are my obligations?

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

Note : (i) The above example is only for illustration. The actual installment amount will be calculated based on effective profit rate, tenure & frequency of payment (monthly / quarterly / half yearly / bullet payment) as per Bank's approval.

(ii) Changes in BFR (Base Financing Rate) may result in higher installment or lengthen the financing tenure but the total payment should not exceed the Bank's Selling Price.

(iii) You are to ensure prompt payment on the installment until full settlement of the financing. However, you may also make full settlement of the financing prior to expiry of the tenure.

(iv) Grace Period Profit (GPP) installment (if any) is based on progressive disbursement for the month.

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

Processing Fee (applicable to Non SME only)	Depending on the financing amount and as stated in the Bank's Letter of Offer.
Brokerage Fee	a) RM/FCY15 per RM/FCY1.0 million b) RM/FCY3 per million if less than 7 days tenure
Stamp Duties	As per the Stamp Duty Act 1949 (Revised 1989)
Late Payment Charges	<p>Compensation Charges: (Ta'widh):</p> <p>If the overdue occurs before maturity of the financing = 1% p.a. on the overdue installments or, any other method approved by BNM. Formula: (Overdue installments 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 balance X IIMM Rate X No of Overdue Days)/ 365 days</p> <p>Note: IIMM = Islamic Interbank Money Market</p>
Prepayment Fee and Early Settlement Charges (Non SME)	<p>a) For financing to purchase residential property, a prepayment fee of 1.5% shall be charged on the amount prepaid.</p> <p>If it is fully prepaid within 3 years from the date of its full disbursement, prepayment fee is subject to the minimum of RM6,000.</p> <p>b) For financing to purchase non-residential property, a prepayment fee of 2% shall be charged on the amount prepaid.</p> <p>If it is fully prepaid within 3 years from the date of its full disbursement, prepayment fee is subject to the minimum of RM9,000.</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 fulfill my obligations?

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

- **Compensation charges**

Default payment during the financing tenure and before maturity	<u>Overdue Instalment x 1% x No of Days Overdue</u> 365
Default payment which exceeded the maturity date or judgment obtained before maturity date	<u>Overdue Financing Amount x IIMM Rate x No of Days Overdue</u> 365
Note: IIMM = Islamic Interbank Money Market	

- **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 in the form of a reduction in the profit element of the Deferred Sale Price at the point of early settlement. The rebate shall only be deemed granted upon receipt of the settlement/redemption sum as determined by the Bank.

- 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?

- Yes. You/ Security Party will maintain such takaful or insurance as in respect of its assets and business against all risks from such takaful operators or insurance companies acceptable to the Bank.
- 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 family from losing the property due to unforeseen circumstances, if applicable.

- Fire Takaful / Houseowner Takaful on the property pledged to Bank as collateral are compulsory, which you may opt from our panel or any other takaful operators.

9. Do I need a guarantor or collateral?

On case to case basis depending on the Bank's credit assessment, you may be required to provide a guarantor or collateral such as:-

- (i) Property; and/or
- (ii) Islamic FD; and/or
- (iii) Equipment; and/or
- (iv) Specific / General Debenture; and/or
- (v) Deed of Assignment; and/or
- (vi) Joint & Several Guarantee; and/or
- (vii) Corporate Guarantor; and/or
- (viii) 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 installment and/or increase in number of your monthly installment, but the total amount to be collected shall not exceed the Bank's Selling Price.

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 the nearest UOB branch or contact your UOB Relationship Manager.
- It is important that you inform us 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 as soon as possible to discuss payment alternatives.
- If you wish to complaint on the product and services provided by us, you may contact us at the following 24-hour UOB Call Center :

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

- If your query or complaint is not satisfactory 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
 Email: 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 24-hour UOB Call Center at:

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

14. Other financing packages available

We also provide working capital financing and trade facilities. Please refer to your Relationship Manager for further details.

**IMPORTANT NOTE:
LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU FAIL TO MAKE
PAYMENT OF THE FACILITY ON A REGULAR BASIS.**

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 in 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.

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Sales Staff Name:
 NIRC:
 Date:

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Authorised Person:
 NIRC:
 Date: