

PRODUCT DISCLOSURE SHEET (REMINDER: You are reminded to read and understand the terms and conditions of this Product Disclosure Sheet before signing below. In the event there are any terms and conditions in this Product Disclosure Sheet you do not understand, you are advised to seek independent advice and/or discuss further with the Bank's representative or agent before signing below).	ENGLISH VERSION Bank : Affin Islamic Bank Berhad Product : Ijarah Term Financing-i Date of Issuance to Customer: _____ (to be filled out upon application)																
1. What is this product about?																	
Financing facility under the Ijarah Term Financing-i granted by Affin Islamic Bank Berhad ("Bank") to you as the customer ("Customer") will be used to finance purchase & refinancing of completed assets ("Asset") such as:- <ul style="list-style-type: none"> Business Premises Land Factory 																	
2. What is the Shariah concept applicable?																	
<ul style="list-style-type: none"> Ijarah based on the contract of Ijarah Muntahiah bil Tamleek (leasing ending with ownership). It is a lease contract that specifically ends with the ownership being transferred from the Bank as the Owner/ Landlord/ Lessor to the Customer as the Hirer/ Tenant/ Lessee at the end of the financing tenure. At the request of the Customer, Bank will purchase the Asset either from a vendor/supplier/third party/Customer at a Purchase Price and followed by the leasing out of the asset to Customer. The Customer pays rental in consideration for enjoying the usufruct (beneficial use) of the Asset. Lease rental constitutes principal and profit payments to the Bank according to a mutually agreed schedule over a term or period of time. The rental is quoted at a fixed or variable Ijarah Rental Rate. The lease tenure can be extended and the Ijarah rental may vary upon mutual agreement or following specified terms without rendering the Ijarah agreement invalid as there is no contracted Selling Price. At the end of the Ijarah period or upon early settlement or termination, the Customer will purchase the Asset. 																	
3. What do I get from this product?																	
<div style="margin-bottom: 10px;"> Total Financing Amount : RM 500,000.00 Ceiling Ijarah Rate : 12% per annum (p.a.) Ijarah Rate : BFR + 2% per annum (p.a.) = 8.56% p.a. Tenure : 7 years </div> <p>Note</p> <ul style="list-style-type: none"> All calculations and information above are for the purpose of ILLUSTRATION only. The financing amount is equivalent to Bank's Purchase Price. The Ceiling Ijarah Rate (i.e. maximum capping rate) is as stated above unless otherwise advised by the Bank. However, the monthly profit will be calculated based on the Ijarah Rate on monthly rest basis which will not exceed the Ceiling Ijarah Rate. BFR is subject to change from time to time and our current Base Financing Rate (BFR) is 6.56% p.a. 																	
4. What are my obligations?																	
<p>Example :</p> <ul style="list-style-type: none"> Ijarah Rate at BFR + 2.00% p.a. (8.56% p.a.) Your monthly rental is <u>RM 7,933.34</u> Your payment amount at the end of 7 years is <u>RM 666,400.56.</u> 																	
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 35%;"></th> <th style="width: 15%;">Today's BFR 6.56% p.a.</th> <th style="width: 15%;">If BFR goes up 1% p.a.</th> <th style="width: 15%;">If BFR goes up 2% p.a.</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Ijarah Rate</td> <td>8.56%</td> <td>9.56%</td> <td>10.56%</td> </tr> <tr> <td style="text-align: left;">Monthly Rental</td> <td>RM 7,933.34</td> <td>RM 8,187.36</td> <td>RM 8,445.98</td> </tr> <tr> <td style="text-align: left;">Total rental amount at the end of 7 years</td> <td>RM 666,400.56</td> <td>RM 687,738.24</td> <td>RM 709,462.32</td> </tr> </tbody> </table>			Today's BFR 6.56% p.a.	If BFR goes up 1% p.a.	If BFR goes up 2% p.a.	Ijarah Rate	8.56%	9.56%	10.56%	Monthly Rental	RM 7,933.34	RM 8,187.36	RM 8,445.98	Total rental amount at the end of 7 years	RM 666,400.56	RM 687,738.24	RM 709,462.32
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IMPORTANT:

- Your monthly rental and total payment amount will vary if the BFR changes.
- All calculations and information above are for the purpose of **ILLUSTRATION** only.
- Profit is calculated on monthly rest basis.
- Due to the increase in BFR, the Ijarah Rate on the Ijarah Term Financing may vary from rate initially stated in our Letter of Offer and it will change accordingly as published by the Bank from time to time.
- Increase in BFR may result in a higher rental amount to be serviced. However, the monthly profit will not exceed the Ceiling Ijarah Rate.

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

- Stamp Duty : As per Stamp Duty Act 1949 (Revised)
- Costs and charges relating to the financing documentation for the Ijarah Term Financing-i shall be borne by the Customer.
- For venture/financing where the arrangement is made via Investment Account Platform (IAP), the relevant fees and charges shall be applicable.
- Please refer to Bank's Letter of Offer for any other fees chargeable.
- Any payment of ownership expenses incurred or to be incurred shall be borne entirely by the customer.

6. What if I fail to fulfill my obligations?

- Customer shall pay the Bank late payment charges by way of *Ta'widh* (compensation) as follows:

Before maturity of the Facility

A sum equivalent to one per centum (1%) per annum on overdue instalment(s) until date of full payment;

$$= \text{Overdue installment} \times 1\% \times \frac{\text{no. of days overdue}}{365}$$

Upon maturity of the Facility

A sum equivalent to the prevailing daily overnight Islamic Interbank Money Market Rate (IIMM) on outstanding balance i.e. outstanding Selling Price/Rental less *ibra'* (if any);

$$= \text{Outstanding balance} \times \text{prevailing IIMM} \times \frac{\text{no. of days overdue}}{365}$$

- We may set-off any credit balance in account maintained with us against any outstanding balance in this facility account by providing seven (7) calendar days of prior notice to you.
- Legal action will be taken against you if you fail to respond to reminder notices. You will have to bear all costs in relation to the same. You are responsible to settle any shortfall (if any) after legal action has been taken against you.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
- Please refer to your responsibilities as stated in the Letter of Offer.

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

The Bank does not impose a lock-in period for the Ijarah Term Financing-i and there is no fee imposed for early settlement before maturity. You shall purchase the Asset from the Bank at an Exercise Price.

Exercise Price formula:

$$\text{Exercise Price} = \text{outstanding principal} + \text{accrued profit in arrears} + \text{relevant costs/charges.}$$

Note:

- Accrued Profit is calculated on Effective Profit Rate of the outstanding principal (of Financing Amount) being utilized.

8. Do I need any insurance/takaful coverage?

- Yes. It is compulsory. The Customer is required to obtain Takaful coverage.
- For Mortgage Reducing Term Takaful (MRTT), the actual contribution cost is included in the Ijarah Term Financing-i, subject to terms and conditions as listed in Bank's Letter of Offer. Notwithstanding this, the Bank may require any other Takaful coverage as stipulated in Bank's Letter of Offer.

Note:

The Bank may provide quotations to you for any compulsory Takaful offered by the Bank's own panel of Takaful provider. However, you are free to use the service of other Takaful providers.

9. What are the major risks?

- The Ijarah Rate on this financing is floating and it is pegged to the Base Financing Rate (BFR). An increase in the Base Financing Rate (BFR) as in the case of floating rate will result in higher rental; but is capped at Ceiling Ijarah Rate of 12% per annum. The Bank will notify customer on changes of monthly rental prior to the effective date.
- If you have problems to fulfill your financing obligations, please contact and discuss with us.

10. Where can I get assistance and redress?

- If you have difficulties in making payments, you should contact your respective Relationship Manager earliest possible to discuss payment alternatives.
- If you wish to complain on the product or services provided by us, you may fill-in an "Online Feedback Form" which is available at Bank's website AffinAlways.com that will be escalated to Customer Feedback & Resolution Management. You may also contact us at:

Address: Customer Feedback & Resolution Management Level 9, Menara Affin, Lingkaran TRX, Tun Razak Exchange, 55188 Kuala Lumpur	Contact No.	03 – 8230 2222
	Operating Hours: 8:00 a.m. – 12:00 a.m. (Monday – Sunday)	
	E-mail	yourvoice@affingroup.com
	Website	https://www.affinalways.com https://www.affingroup.com

- 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 both individuals and SMEs. You can contact AKPK at:

Address: Agensi Kaunseling dan Pengurusan Kredit (AKPK) Level 5 and 6, Menara Aras Raya (formerly known as Menara Bumiputra-Commerce) Jalan Raja Laut, City Centre 50350 Kuala Lumpur.	AKPK Infoline	03-2616 7766
	Fax No.	03-2616 7601
	Operating Hours	9:00 a.m. – 5:00 p.m. (Monday – Friday)

- You may re-address the issue with the Ombudsman for Financial Services (OFS) when steps taken by the Bank is still unsatisfactory. You may contact OFS at:

Address: Ombudsman for Financial Services (OFS) (664393P) (Formerly known as Financial Mediation Bureau) Level 14, Main Block Menara Takaful Malaysia No. 4, Jalan Sultan Sulaiman 50000 Kuala Lumpur	Contact No.	03 – 2272 2811
	Fax No.	03 – 2272 1577
	E-mail	enquiry@ofs.org.my
	Website	www.ofs.org.my

- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK or BNMLINK at:

Address: BNMLINK Bank Negara Malaysia P.O. Box 10922 (Peti Surat 10922) 50929 Kuala Lumpur	Contact No.	1-300-88-5465
	Operating Hours: 9:00 a.m. – 5:00 p.m. (Monday – Friday)	
	Fax No.	03-21741515
	eLink Web Form	https://bnmlink.bnm.gov.my

11. 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 your contact information to ensure that all correspondences reach you in a timely manner.

12. Where can I get further information?

Should you require additional information on financing, please visit Bank's branches near you or call our Contact Centre at 03-8230 2222 or visit our website AffinAlways.com for further details.

13. Other facilities available.

- Murabahah Term Financing-i,
- Istisna' Term Financing-i,
- Musharakah Mutanaqisah
- Term Financing-i
- Tawarruq Term Financing-i.

IMPORTANT NOTE:

LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP INSTALLMENT PAYMENTS ON YOUR FACILITY.

The information provided in this disclosure sheet is valid as at **15 JULY 2025**.

- I/We hereby acknowledge that the key terms of this product disclosure sheet, in particular, the terms affecting my/our obligations, have been adequately explained to me/us by the Bank's staff, representative or agent.

Signature : _____

Name : _____

NRIC No : _____