

PRODUCT DISCLOSURE SHEET	ENGLISH VERSION
<p>(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).</p>	<p>Bank : Affin Islamic Bank Berhad</p> <p>Product : Istisna’ Term Financing-i</p> <p>Date of Issuance to Customer:</p> <p>_____</p> <p>(to be filled out upon application)</p>
1. What is this product about?	
<p>Financing facility under the Istisna’ Term Financing-i may be granted by Affin Islamic Bank Berhad (“Bank”) to you as the customer (“Customer”) for the following purposes:</p> <ul style="list-style-type: none"> • Finance Purchase of asset/property under construction • Finance Purchase of asset/property yet to be constructed • Project Financing • Bridging Finance • Manufacturing / Contract Financing • Asset refurbishment • Renovation Financing 	
2. What is the Shariah concept applicable?	
<ul style="list-style-type: none"> • Istisna’ is a transaction where an asset is transacted before it comes into existence. It is a contract or order to the builder or manufacturer to build or manufacture a specific asset based on the specifications provided by Customer. In the Istisna’ arrangement, the price must be fixed upfront and all other necessary specifications of the asset fulfilled. • Through Istisna’ Term Financing-i, the Bank will finance a Customer who wishes to construct or manufacture an asset but wants to defer the payments of construction cost for a specific period by way of installment. It is done through Istisna’ bil Wakalah (construction with agency contract). In the first contract, the Bank acts in the capacity of a contractor / manufacturer and concludes a contract with the Customer. The Bank then appoints the Customer as its agent to source for a contractor and supervise the construction. Upon completion of the asset, the contractor will deliver the asset to the Bank and the Bank subsequently delivers it to the Customer. 	
3. What do I get from this product?	
<p>Total Financing Amount : RM 500,000.00</p> <p>Ceiling Profit Rate : 12% per annum (p.a.)</p> <p>Bank’s Sale Price : RM 741,415.08</p> <p>Effective Profit Rate : BFR + 2% per annum (p.a.) = 8.81% p.a.</p> <p>Tenure : 7 years</p> <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 Bank’s Sale Price is calculated at Ceiling Profit Rate. The Ceiling Profit Rate (i.e. maximum capping rate) in determining the Bank’s Sale Price is as stated above unless otherwise advised by the Bank. • However, the monthly profit will be calculated based on the effective profit rate on monthly rest basis which will not exceed the Ceiling Profit Rate. • Base Financing Rate (BFR) is subject to change from time to time and our current BFR is 6.81% p.a. 	

4. What are my obligations?

Example:

- Profit Rate at BFR + 2.00% p.a. (8.81%): -
- Your monthly installment is **RM 7,996.41**
- Your payment amount at the end of 7 years is **RM 671,698.44**

	Today's BFR 6.81% p.a.	If BFR goes up 1% p.a.	If BFR goes up 2% p.a.
Effective Profit Rate	8.81%	9.81%	10.81%
Monthly installment	RM 7,996.41	RM 8,251.59	RM 8,511.35
Total profit at the end of 7 years	RM 171,698.44	RM 193,133.56	RM 214,953.40
Total payment amount at the end of 7 years	RM 671,698.44	RM 693,133.56	RM 714,953.40

IMPORTANT:

- Your monthly installment 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 a monthly rest basis.
- Due to the increase in BFR, the Effective Profit Rate on the Istisna' Term Financing-i 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 installment amount to be serviced. However, the monthly profit will not exceed the Ceiling Profit Rate. Rebate shall be provided to the Customer if there is a difference between the Ceiling Profit Rate and the Effective Profit Rate as described in item 7 below.

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 Istisna' 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.

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 financing 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 other obligations 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 Istisna' Term Financing-i and there is no fee imposed for early settlement before maturity. The Bank shall grant rebate (ibra') which is equivalent to the deferred profit at the point of settlement.

Ibra' (rebate) formula:

Ibra' (rebate) on early settlement = deferred profit-reasonable estimate cost incurred by the Bank.

Note:

- Deferred Profit = Total Contracted Profit – Accrued Profit
- Total Contracted Profit = Bank's Sale Price – Bank's Purchase Price
- Accrued Profit is calculated on Effective Profit Rate of the outstanding principal being utilized.

8. Do I need any insurance/takaful coverage?

- Yes. It is compulsory. Customer is required to obtain Takaful coverage.
- For Mortgage Reducing Term Takaful (MRTT), the actual contribution cost is included in the financing package of the Istisna' Term Financing-i, subject to terms and conditions listed in the 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 payment of Bank's Sale Price is by way of periodical installment, an increase in the BFR as in the case of floating rate will result in higher installment; but is capped at Ceiling Profit Rate of 12%. The Bank will notify the Customer on changes of installment 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	Contact No.	03 – 2272 2811
	Fax No.	03 – 2272 1577
	E-mail	enquiry@ofs.org.my
	Website	www.ofs.org.my

Menara Takaful Malaysia No. 4, Jalan Sultan Sulaiman 50000 Kuala Lumpur		
<ul style="list-style-type: none"> 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.		
<ul style="list-style-type: none"> Ijarah Term Financing-i Murabahah Term Financing-i Musharakah Mutanaqisah Term Financing-i Tawarruq Term Financing-i. 		
<u>IMPORTANT NOTE:</u> 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 **12 JANUARY 2024**.

- 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 : _____