

PRODUCT DISCLOSURE SHEET

Date:

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your Term Financing-i. Other customers have read this PDS and found it helpful, **you should read it too.**

1 WHAT IS TERM FINANCING-i

Term Financing-i is designed for various purposes, including project financing, contract financing, Equity Financing, Bridging Financing (for Real Estate only), working capital requirements, asset acquisition, refinancing, and other business needs. This facility is calculated based on fixed rate or floating rate basis upon drawdown of the facility.

The product is structured under the concept of *Tawarruq* which is supported by other Shariah contracts including *Murabahah*, *Wakalah* and binding promise under the concept of *Wa'd Mulzim*. Under the *Wa'd Mulzim*, the customer provides a binding promise for an asset requisition to purchase Shariah-compliant commodities ("Commodity") from the Bank at the Selling Price.

Under the *Wakalah* contract, the customer appoints the Bank as agent to purchase and sell the Commodity on behalf of the customer. The Bank will purchase the Commodity from a supplier at the Purchase Price, and thereafter sell the Commodity to the customer at the Selling Price on a *Murabahah* (cost-plus) basis. The Selling Price shall be paid by the customer to the Bank on a deferred basis.

The customer shall then sell the Commodity via the Bank, acting as agent, to a third party on a cash basis, and the cash shall be treated as the financing amount to the customer. The *Tawarruq* transactions shall be conducted prior to the disbursement of the financing amount.

The customer may request to take delivery of the purchased Commodity before it is sold to a third party. All costs and expenses related to the delivery and transfer of ownership shall be solely borne by the customer. In such case, the financing amount will not be disbursed to the customer.

2 KNOW YOUR OBLIGATIONS

Financing Illustration	
Financing Amount	: RM300,000
Margin of Financing	: 100%
Financing Tenure	: 15 years
Profit Rate	= BFR - 2.00%
• Effective Profit Rate: Base Financing Rate (BFR)* +/- Spread	= 4.06% p.a.
• Ceiling Profit Rate	= 15.00% p.a.
Selling Price (including profit margin)	= RM755,777.06
Note	<p>Base Financing Rate (BFR) for the illustration is 6.06%</p> <p>Profit is calculated on daily rest.</p> <p>Indicative rate and margin, subject to customer's credit rating and credit assessment.</p>

It is your responsibility to:



Read and understand the **key terms** in the contract before you sign it.



Pay your monthly instalment timely and in full **15 years**. Speak to us if you wish to settle your financing earlier.



Ensure you can afford to pay a higher instalment if the Overnight Policy Rate (OPR) rises.



Contact us immediately if you are unable to pay the financing profit.

*The BFR is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The BFR can rise or fall due to changes in the OPR

Property Financing

Profit Rate	Today (BFR* = 6.06%)	If BFR goes up 1%	If BFR goes up 2%
Effective Rate	4.06%	5.06%	6.06%
Monthly Instalment	RM 2,228.09	RM 2,381.77	RM 2,541.31
Total profit cost at the end of 15 years	RM 101,057.06	RM 128,718.25	RM 157,435.00
Total payment amount at the end of 15 years	RM 401,057.06	RM 428,718.25	RM 457,435.00

*The BFR for illustration.

Fees & Charges

Fees & Charges	Amount
Brokerage Fee	<ul style="list-style-type: none"> Retail Consumer and Small and Medium Enterprises (SME): To be borne by the Bank. Corporate/ Commercial/ Government: RM 6.00 per million.
Stamp Duty	As per the Stamp Act 1949 (Revised 1989), subject to any stamp duty exemption or remission orders. 20% stamp duty remission for principal document based on Shariah principles.

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Legal Fees	Based on product package offered, if any.
Valuation Fees / Other fees and charges as stated in the Letter of Offer	Based on product package offered, if any.
Late Payment Charges	1% p.a. on the overdue instalments on default payment during financing tenor and before maturity; OR a sum equivalent to the BNM's Islamic Interbank Money Market (IIMM) Rate on the balance principal amount outstanding on default payment which exceeded the maturity date.

- Kindly refer to our website at www.muamalat.com.my for details of fees and charges
- *The fees and charges are subject to the service tax (8%) imposed under the Service Tax Act 2018 (as amended), where applicable.

If you wish to settle your financing early you should know:

- You will receive a rebate (Ibra') on deferred profit according to Shariah principles.
- The rebate is final and binding.
- The Bank calculates the rebate based on early settlement and total payments made.
- Ibra' formula: Outstanding Selling Price - Outstanding Principal - Amount Due to the Bank - Reduction of Ibra'

3 KNOW YOUR RISKS

What happens if you fail to meet obligations?

- You pay more in total due to late payment charges (compensation charges/Ta'widh) which 1% per annum of the overdue instalment(s) on default payment during financing tenure and before maturity; OR a sum equivalent to the BNM's Islamic Interbank Money Market (IIMM) Rate on the balance principal amount outstanding on default payment which exceeded the maturity date.
- We may deduct money from any account you have with us to set off your outstanding balance.
- We may take legal action against you.
- Your credit score may be affected leading to credit being more difficult or expensive to you.

4 OTHER KEY TERMS

- 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.
- Guarantor or collateral subject to the Bank's decision. Bank may require joint and several guarantee by owner, key director and/or shareholder.
- It is optional to have a takaful coverage. However, you are encouraged to obtain a Takaful plan to cover your financing from either a panel or non-panel Takaful provider.
- Right to set-off: The Bank is entitled to set-off any outstanding amount due in this financing account from any of your credit balances in your accounts maintained with the Bank. The Bank will notify you at least seven (7) calendar days in prior.

If you have any questions or require assistance on Term Financing-i, you can:



Call us at:
03-26005500



Visit us at:
[Term Financing-i](#)



Email us at:
feedback@muamalat.com.my

Customer's Acknowledgment

Ensure you are filling this section yourself and are aware of what you are placing your signature for.

- ☐ I acknowledge that Bank Muamalat has provided me with a copy of the PDS.
- ☐ I have read and understood the key information contained in this PDS.

**A customer's acknowledgement of this PDS shall not prejudice his/her rights to seek redress in the event of subsequent dispute over the product terms and conditions.*

Name:
Date:

The information provided in this product disclosure sheet is valid effective: **1st January 2026.**