

PRODUCT DISCLOSURE SHEET

Please read this Product Disclosure Sheet before you decide to apply for the package. Be sure to also read the general terms and conditions in the Letter of Offer.

SME DIGITAL FINANCING-i

Product Name: Online SME Property Business Financing-i

1. WHAT IS THIS PRODUCT ABOUT?

This is an asset-backed financing facility secured against commercial/ industrial properties offered to SME customers.

The facility (s) to be offered shall be for the following purposes:

- *Asset acquisition*
- *Valuation, legal fees, Mortgage Reducing Term Takaful (MRTT) contribution and stamp duty*

The Shariah compliant facility is available in the form of Term Financing. The Effective Profit Rate charged for this financing is calculated based on a variable rate basis and the asset offered will be taken as collateral/ security for the financing.

Additionally, Letter of Guarantee by directors (applicable for Sdn Bhd) will be taken as collateral/security for the financing.

(*As per National SME Development Council [NSDC] definition)

2. WHAT DO I GET FROM THIS PRODUCT?

Total Facility Amount	Minimum of RM100,000 to Maximum of RM3,000,000 (Amount of financing approved is subject to eligibility; at the Bank's discretion)						
Product	Online SME Property Business Financing-i (Under the Commodity Murabahah Term Financing-i (CMTF-i))						
Margin of financing	Up to 95% of property value (inclusive 5% for <i>Valuation, legal fees, MRTT and stamp duty</i>)						
Financing Tenure	Up to maximum 25 years						
Purpose	<ul style="list-style-type: none"> • Asset acquisition only • Owner occupied only. 						
Base Financing Rate	Currently 1. Base Financing Rate (BFR) is at 6.65% per annum The instalment amount and the total payment amount may vary accordingly with the changes in BFR rate.						
Pricing / Effective Profit Rate (EPR)	Pricing Range is based on financing tenure: <ul style="list-style-type: none"> ▪ BFR - 1.9% to BFR -2.55% (p.a.) Note: The monthly installment amount is calculated based on EPR. The above EPR may be varied at any time by the Bank giving at least twenty-one (21) calendar days written notice prior to the implementation date provided always that it shall not exceed the Ceiling Profit Rate.						
Bank's Sale Price (BSP)	The BSP is computed based on Ceiling Profit Rate (CPR) as follows: <table border="1" style="width: 100%; margin-top: 5px;"> <thead> <tr> <th style="background-color: #FFD700;">If Effective Profit Rate (EPR) is</th> <th style="background-color: #FFD700;">Then BSP is computed based on Ceiling Profit Rate of</th> </tr> </thead> <tbody> <tr> <td>BFR* + (< 3.00%)</td> <td>BFR* + 4% or 10%, whichever is higher</td> </tr> <tr> <td>BFR* + (≥ 3.00%)</td> <td>BFR* + 4% + Spread or 15%, whichever is higher</td> </tr> </tbody> </table>	If Effective Profit Rate (EPR) is	Then BSP is computed based on Ceiling Profit Rate of	BFR* + (< 3.00%)	BFR* + 4% or 10%, whichever is higher	BFR* + (≥ 3.00%)	BFR* + 4% + Spread or 15%, whichever is higher
If Effective Profit Rate (EPR) is	Then BSP is computed based on Ceiling Profit Rate of						
BFR* + (< 3.00%)	BFR* + 4% or 10%, whichever is higher						
BFR* + (≥ 3.00%)	BFR* + 4% + Spread or 15%, whichever is higher						
Online Banking	Maybank2u/ Maybank2u.Biz						

3. WHAT IS THE SHARIAH CONTRACT APPLICABLE?

The Shariah Contract applied for Commodity Murabahah Term Financing-i (CMTF-i) is Murabahah (cost plus profit) via Commodity

Murabahah/Tawarruq arrangement. It is a method of sale with a mark-up price where customer pays a sale price over an agreed period of time. The underlying asset for the sale transaction between the Customer and the Bank will be a specific tradable Shariah compliant commodity.

- a) In accordance to financing under the Commodity Murabahah, the Bank acquires/purchases a specific Shariah compliant commodity from a third party (Commodity Trader 1) upon request made by the Customer.
- b) The Bank then sells the said commodity to the Customer at the Bank's Sale Price which comprised of the facility amount plus profit margin to be paid on deferred payment basis within the agreed tenure.
- c) The Customer then appoints the Bank as its agent to perform the commodity sale transaction to a third party for cash.
- d) The Bank, acting as an agent to the Customer then sells the commodity to a third party (Commodity Trader 2) at a price equivalent to the facility amount or limit.
- e) Proceeds of sale of the commodity will be disbursed to the Customer, vendors or stakeholders subject to the term and conditions of the facility.

For Commodity Murabahah trading purposes, the Bank shall at all times be your non-exclusive agent to undertake the required Commodity Murabahah transactions related to the facility.

4. CAN I OPT FOR PHYSICAL DELIVERY OF THE COMMODITY, INSTEAD? WHAT ABOUT THE COST INVOLVED?

You may opt for physical delivery of the commodity subject to the Bank's terms and conditions. All costs associated with your instruction for physical delivery of the commodity, shall be borne by you.

5. WHAT ARE MY OBLIGATIONS?

Commodity Murabahah Term Financing-i

- A. Servicing the monthly profit charged pending full disbursement of financing (specifically for property under construction development)
- B. Servicing the monthly installment amount upon full disbursement

Payment for the financing is in the form of monthly payment (calculated based on the prevailing Effective Profit Rate, facility tenure and facility amount). The installment amount is to commence upon full financing disbursement.

Monthly installment amount*	RM _____ (Payment of financing and profit amount)
Total payment amount inclusive of financing amount*	RM _____

Sample Illustration:

Product : Online SME Property Business Financing-i
Pricing : BFR - 1.9% per annum
Financing amount : RM1,000,000
Financing tenure : 20 years

Rate	Today (BFR=6.65%) i.e. 6.65% - 1.9%	If BFR goes up 1% i.e. 7.65% - 1.9%	If BFR goes up 2% i.e. 8.65% - 1.9%
Monthly installment	RM6,462.24	RM7,020.84	RM7,603.64
Total profit cost at the end of 20 years	RM550,936.71	RM685,000.42	RM824,873.62
Total amount payable at the end of 20 years	RM1,550,936.71	RM1,685,000.42	RM1,824,873.62

***Note:** The installment amount and the total payment amount may vary accordingly with the changes in BFR provided that the total payment for the financing will not exceed the Bank Sale Price. Bank will notify you on the new instalment amount within 21 (twenty-one) calendar days before date of implementation.

6. WHAT ARE THE FEES AND CHARGES I HAVE TO PAY?

Stamp Duties	▪ As per the Stamp Duty Act 1949 (revised 1989)
Trading Fees	▪ Trading Fee is waived for Commodity Murabahah transaction.
Disbursement fees	Includes fees for registration of charge, land search and bankruptcy search
Tax	Subject to all taxes and levies now or thereafter imposed by law.
Other Fees and Charges	All other costs and expenses i.e. legal fees and other charges incurred in the preparation of all documentation, perfection of the Bank's security documents and disbursement.

Note: Subject to Shariah compliance, twenty one (21) calendar days written notice will be provided to you for any variation made to the fees and charges that you have to pay and such variation will take effect from the date specified in the said notice.

7. WHAT IF I FAIL TO FULFILL MY OBLIGATIONS?

Late Payment Charges (LPC)	<p>A. The Bank has the right to be compensated on late and default payment based on the following mechanism:</p> <ol style="list-style-type: none"> I. <u>Overdue (excess)</u> For failure to pay any instalment or any payment due from the date of the first disbursement of the facility until its expiry or maturity date, an LPC sum equivalent to one per cent (1%) per annum of the overdue instalments/payment or by any other method approved by Bank Negara Malaysia (BNM). II. <u>Upon Maturity/Judgment (whichever is earlier)</u> LPC at prevailing daily Overnight Islamic Interbank Money Market (IIMM) rate on the outstanding balance due and payable or any other method approved by Bank Negara Malaysia from time to time. <p>B. However, the amount of LPC charged to the customer <u>will not be</u> further compounded.</p> <p>Note: Legal action will be initiated if you fail to respond to the reminder notices.</p>
Right to Set-Off	The Bank may with notice to you, combine, consolidate or merge all or any of your accounts with, and liabilities by giving seven (7) calendar days prior notice on the Bank attention to set off a credit balance of any such accounts in or towards the satisfaction of any of your liabilities to the bank under the facility. The Bank may concurrently earmark the available funds in your accounts against the outstanding balance of the facility(s) upon the issuance of notice to you.
Default Rate	<p>In the event you default for three (3) consecutive months in any due payment or your account is in excess of the limit for three (3) months under the Facility, we will be entitled to increase the profit margin of the Effective Profit Rate to Base Financing Rate (BFR) + 2.5% p.a. or 1.0% p.a. above the Effective Profit Rate (if the Effective Profit Rate is BFR + 2.5% p.a. and above) ("the Default Rate") to be charged on the amount outstanding, or such other profit rates as Bank Negara Malaysia may prescribe from time to time.</p> <p>We will give you written notice of at least twenty-one (21) calendar days prior to making any changes to the Default Rate or such other rates.</p> <p>The Default Rate shall continue to apply unless you reduce your payment in arrears to less than three (3) months whereby the current effective profit rate will be reinstated.</p> <p>Provided always that such increase shall not cause the total payment amount to exceed the Bank's Sale Price.</p>

8. WHAT IF I FULLY SETTLE THE FINANCING BEFORE ITS MATURITY?

Early Settlement Fees	No early settlement fees.					
Lock In Period	Nil.					
Rebate (Ibra')	<p>The Bank shall grant rebate (ibra') to the Customer on, but not limited to, the following events:</p> <ul style="list-style-type: none"> (a) The Customer makes early settlement or early redemption, including those arising from prepayments; (b) In the event of early commencement of monthly instalment prior to the expiry of grace profit period (for progressive disbursement); (c) In the event the Effective Profit Rate is lower than the Ceiling Profit Rate; and (d) In the event the actual disbursed amount is less than the Facility Amount. <p>For avoidance of doubt, it is hereby acknowledged and agreed that the rebates referred to herein shall not be construed in any manner whatsoever as cash rebate payable to the Customer, but shall be reflected as a reduction in the profit element of the Bank's Sale Price of the facility. The rebate shall only be deemed granted upon receipt of the settlement/redemption sum as determined by the Bank based on the following formula:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Outstanding Bank's Sale Price</td> <td style="text-align: center;">Less</td> <td style="text-align: center;">Outstanding Facility Amount</td> <td style="text-align: center;">Less</td> <td style="text-align: center;">Other Amount due to the Bank</td> </tr> </table> <p>You may refer to our website at www.maybank2u.com.my for a sample illustration on the application of Ibra' and settlement amount formula.</p> <p>Go to Home > Announcements > Bank Negara Malaysia's Guideline on Ibra' (Rebate) for Sale-Based Financing</p>	Outstanding Bank's Sale Price	Less	Outstanding Facility Amount	Less	Other Amount due to the Bank
Outstanding Bank's Sale Price	Less	Outstanding Facility Amount	Less	Other Amount due to the Bank		

9. DO I NEED ANY TAKAFUL COVERAGE?

Yes, it is recommended for you to take-up the Mortgage Reducing Term Takaful (MRTT) for your / key person / managing director / managing partner / partners / proprietor coverage in the event of death or total permanent disability.

10. WHAT ARE THE MAJOR RISKS?

Please be advised that the Effective Profit Rate will change according to the changes in the Base Financing Rate (BFR). An increase in the Effective Profit Rate may result in higher monthly payments amount.

If you have problems meeting your payment obligations, please contact us early to discuss payment alternatives.

11. WHAT DO I NEED TO DO IF THERE ARE CHANGES TO MY CONTACT DETAILS?

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. To update your contact details, you may inform us in writing or reach us via one of the channels, e.g. M2U or visit your home branch.

12. WHAT CAN I GET ASSISTANCE AND REDRESS?

- i) If you have difficulties in making payments, you should contact us earliest possible to discuss payment alternatives. You may contact us at any of our nearest Branches/SME Zones.
- ii) 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 individuals. You may contact AKPK at:
Tingkat 8, Maju Junction Mall
1001, Jalan Sultan Ismail
50250 Kuala Lumpur
Tel : 1-800-88-2575 E-mail : enquiry@akpk.org.my
- iii) If you wish to complaint on the products or services provided by us, you may contact us at;
Customer Feedback & Resolution Management
28th Floor, Menara Maybank
100, Jalan Tun Perak
50050 Kuala Lumpur
Malaysia
Tel no: 03-20748075
Email: cfm@maybank.com.my
- Or
SME Care Hotline
Tel: 1-300-80-8668 (Local) , 603 - 78443696 (Overseas)
Email: mgcc@maybank.com.my
- iv) 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 E-mail : bnmtelelink@bnm.gov.my

13. WHERE CAN I GET FURTHER INFORMATION?

If you have further enquiries, please contact us at:

Maybank/Maybank Islamic Branch:
Address :
Tel :
E-Mail:

14. IS THERE ANY OTHER SME SCHEMES AVAILABLE?

Yes. You may refer to our website at www.maybank2u.com.my for other SME Schemes.

DISCLAIMER

The information, terms and conditions in this product disclosure sheet are indicative and are not binding on the Bank. The final terms and conditions are stipulated in the Letter Of Offer after credit assessment and final approval by the Bank.

IMPORTANT NOTE:

**THE BANK HAS THE RIGHT TO PROCEED WITH LEGAL ACTION AGAINST YOU IF
YOU FAIL TO PAY YOUR PAYMENTS.**

The information provided in this Disclosure Sheet is valid as at 30 April 2025 and will be valid until the next periodical review.