

PRODUCT DISCLOSURE SHEET

Read this Product Disclosure Sheet before you decide to take up the Banking Facilities Secured Against ASB/ASN/ASM 2 WAWASAN units. Be sure to also read the terms in the Letter of Offer. Please seek clarification if you do not understand any part of this document or the general terms.

BANKING FACILITY SECURED AGAINST ASB/ASN/ASM 2 WAWASAN UNITS

Date : _____

1. What is this product about?

It is a banking facilities in the form of overdraft secured against ASB/ASN/ASM 2 WAWASAN units.

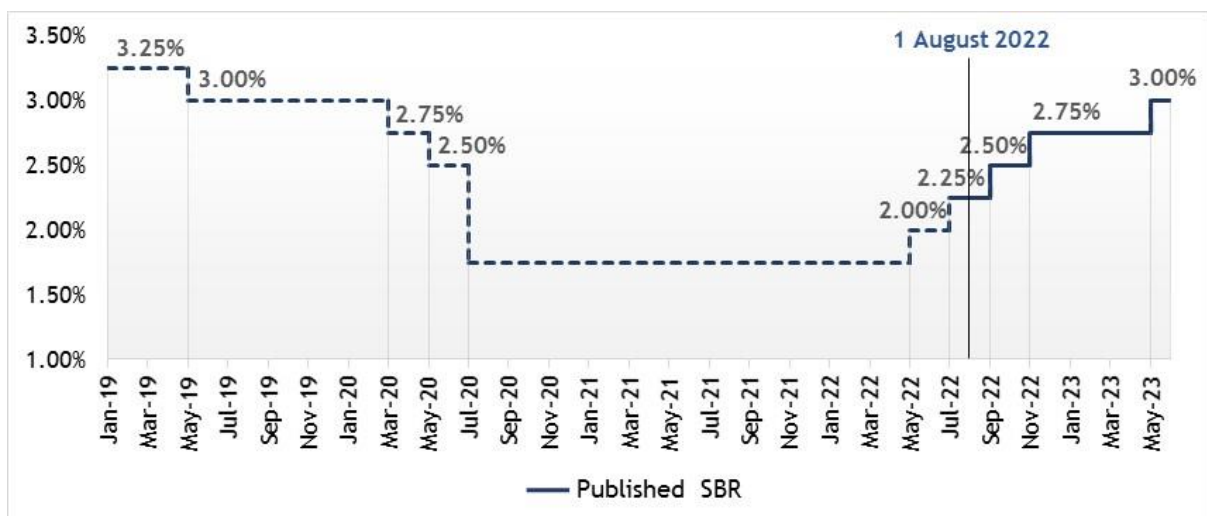
2. What do I get from this product?

| No. | Item | Description |
|------|-------------------------|---|
| i. | Eligibility | ASB/ASN/ASM 2 WAWASAN Unit holders |
| ii. | Margin of Advance (MOA) | ASB/ASM 2 WAWASAN units : Up to 67% of the Nominal value ASN units : Up to 67% of the Market Value |
| iii. | Interest Rate | ASB units : SBR + 2.20% p.a. ASN/ASM 2 WAWASAN units : SBR + 2.00% p.a. Standardised Base Rate (SBR) at 3.00% effective from 8 th May 2023 |
| iv. | Loan Tenure | Yearly Review (Overdraft facility) |

3. What is Standardised Base Rate (BR)?

The SBR is a common reference rate for all commercial banks with effect from 1st August 2022 in the pricing of new retail loans pegged to base rates, refinancing of existing retail loans, and the renewal of revolving retail loans from 1st August 2022. The SBR is pegged to the Overnight Policy Rate (OPR) (ie SBR = OPR) and all existing Base Lending Rate (BLR) and Base Rate (BR) in turn are pegged to the SBR. In other words, SBR, BR and BLR will be adjusted in tandem with the changes in the OPR as determined by the Monetary Policy Committee (MPC) of Bank Negara Malaysia.

4. Historical Standardised Base Rate (SBR) for the past 3 years



Note: The dotted line shows the historical series of the OPR, which is the benchmark rate of the SBR

5. What are my obligations?

i. To service the monthly interest charged, promptly.

Note: Interest is charged on the utilization amount (outstanding balance).

ii. Example 1: Assumption as below

- OD amount is RM50,000 with full utilization
- Tenure is 3 years
- Pricing is SBR + 2.20% (Effective Rate: 5.20%)

| Rate | SBR at 3.00% (Eff. Rate of 5.20%) | If SBR rate goes up by 1.00%: SBR at 4.00% (Eff. rate of 6.20%) | If SBR rate goes up by 2.00%: SBR at 5.00% (Eff. rate of 7.20%) |
|---|--------------------------------------|--|--|
| Monthly interest amount | RM217 | RM258 | RM300 |
| Total interest amount at the end of 3 years | RM7,800 | RM9,300 | RM10,800 |
| Total repayment amount at the end of 3 years | RM57,800 | RM59,300 | RM60,800 |

- Your monthly interest is RM217 (subject to full utilization)
- Total interest for three years is RM7,800

Important: The monthly interest payable and/or the total interest payable at the end of the 3-year tenure may vary according to changes in Standardised Base Rate (SBR) and/or OD utilization amount.

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

| No. | Documents | Charges |
|------|---|--|
| i. | <u>Legal Documents:</u> a. Memorandum of Charge on Shares (MOCOS) b. Letter Offer | <u>Stamp Duty:</u> a. Ad valorem RM5.00 for each RM1,000 or part thereof b. RM10.00 |
| ii. | ASNB's Endorsement Fee | RM100.00 |
| iii. | Commitment Fee | 1% per annum will be charged on the unutilized portion of the facility limit if the aggregate overdrafts accorded to the customer is above RM250,000.00. |

7. What if I fail to fulfill my obligations?

| | |
|------------------------------------|--|
| Late Payment Penalty Charge | Late payment charge of 1% p.a. will be imposed on overdue amount from date of default (subject to grace period of 7 days) until the date of receipt of payment by the Bank. |
| Default Rate | In the event of default (non-payment) on three (3) monthly payments of interest pending the commencement of instalments or during the payments of monthly instalments, we shall be entitled to convert the Prescribed Rate to SBR + 6.15% p.a. above the Prescribed Rate, whichever is higher, to be charged on the amount outstanding, from time to time by giving notice. The rate of interest for the Facility will revert to the Prescribed Rate after you have settled in full all overdue payments under the Facility. |
| Right to sell-off | We have the right to force sell/liquidate any or all of the collaterals to reduce/settle the outstanding loan amount. In the event there is still an outstanding loan amount (shortfall) upon complete liquidation of all collaterals, you are required to make payment to settle the outstanding loan amount, failing which legal action may be taken against you. |
| Right to set-off | We may with prior written notice of at least 7 days to you combine, set-off any credit balance in your account maintained with us against any outstanding balance in this account. |
| Legal action | <p>Legal action may be taken against you under the following circumstances:</p> <ul style="list-style-type: none"> • Accumulation of monthly shortfall amounts (if any). • Failure to respond to reminder notices. <p>Any legal action initiated against you may affect your credit rating leading to credit being more difficult or expensive to you in the future.</p> <p>Notification will be given to you beforehand for any impending legal action.</p> |

8. What if I fully settle the loan during the lock-in period?

For early settlement, there is no exit penalty charge imposed.

9. Do I need any insurance coverage?

- Insurance coverage is optional for fully secured facilities.
- It is recommended for customer to take up insurance coverage from Bank's Panel Insurance (Etika Family Berhad) or other insurance operators approved by the Bank.

10. 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 correspondence details, please visit any Maybank branch convenient to you.

11. Where can I get assistance and advice?

- If you have difficulty in paying the monthly instalment, you should contact us earliest possible to discuss payment alternatives. You may contact us at nearest Maybank Branch.
- 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 and debt restructuring for individuals. You can contact AKPK at:

8th Floor, Maju Junction Mall
1001, Jalan Sultan Ismail
50250 Kuala Lumpur
Tel: 03-2616 7766
E-mail: enquiry@akpk.org.my

iii. If you wish to complain on the products or services provided by us, you may contact us at:

Malayan Banking Berhad
Customer Feedback & Resolution Management
28th Floor, Menara Maybank
100, Jalan Tun Perak
50050 Kuala Lumpur
Malaysia
Tel: 03-20748075
Email: cfm@maybank.com

iv. If your query or complaint is not satisfactorily 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: 03-2174 1515
Email: bnmtelelink@bnm.gov.my

12. Where can I get further information?

You may visit the nearest Maybank branch or contact our Customer Service Centre at 1300-88-6688 or refer to our website for information at www.maybank2u.com.my.

13. Other overdraft facility packages available?

- Overdraft secured against Fixed Deposit Receipts

IMPORTANT NOTE: WE HAS THE RIGHT TO LIQUIDATE THE COLLATERAL PLEDGE TO THE BANK IN THE EVENT OF DEFAULT AND/OR SHORTFALL. SUBSEQUENTLY LEGAL ACTION MAY BE TAKEN AGAINST YOU FOR THE RECOVERY OF ANY SHORTFALL AMOUNT.

The information provided in this disclosure sheet is valid effective from May 2023

Customer Declaration

I hereby declare that I have read and understood the content of this Product Disclosure Sheet.

Signature of Applicant :

Signature:

Name:

IC No: