

PRODUCT DISCLOSURE SHEET (“PDS”) FOR BIZPROPERTY EQUITY-I

<p>Read this Product Disclosure Sheet before you decide to take out the BizProperty Equity-i.</p> <p>Be sure to also read the Standard Terms & Conditions for BizProperty <i>Equity-i</i> which is attached together with the Letter of Offer. It is also available at any of our branches or on our website at www.sc.com/my. You may seek clarification from any of our branches if you do not understand any part of this document or the general terms.</p>	<p>Standard Chartered Saadiq Berhad</p> <p>Ref. No: _____</p> <p>Customer Name: _____</p> <p>Date of Issuance of PDS: _____</p>
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1. What is this product about?

This **BizProperty Equity-i**, a commercial property financing is calculated on a **variable rate basis** referring to the Base Financing Rate (BFR) or Base Rate (BR) and you are offering your commercial property as security for this financing.

Note:

1. *Base Rate (BR) is applicable to new individual commercial property financing application from 2nd January 2015 onwards.*
2. *Base Financing Rate (BFR) is applicable ONLY for commercial property financing for company (Business Banking).*

2. What is the Syariah concept applicable?

- The main Syariah Concept applicable is Musyarakah (Partnership) and Ijarah (Lease).
- This is the transaction whereby customer and the bank jointly acquire and co-own an asset/property. Customer's monthly installments which are paid to the Bank will increase customer's ownership of the asset/property. The ownership of the asset/property will progressively move towards the customer and the financing ends when the customer owns 100% of the asset/property.

3. What do I get from this product?

<p>Customer's Initial Acquisition Payment/Financing Amount: RM _____</p> <p>Bank's Initial Acquisition Payment/Financing Amount: RM _____</p> <p>Bank's Initial Ownership (%): _____</p> <p>Customer's Initial Ownership (%): _____</p> <p>Margin of financing: _____%</p> <p>Tenure: _____ months</p>	<p><u>Rental Rate</u></p> <p>Year 1: _____%</p> <p>Year 2: _____%</p> <p>Year 3: _____%</p> <p>Year 4: _____%</p> <p>Year 5: _____%</p> <p>Thereafter: _____%</p> <p>Base Financing Rate (“BFR”) is currently at _____ per annum.</p> <p>Base Rate (“BR”) is currently at _____ per annum</p> <p>Ceiling Rental Rate: 9.99% p.a.</p>
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4 What is Base Rate (BR)?

The BR we offer on this product is made up of two parts, our benchmark cost of funds (COF) and the Statutory Reserve Requirement (SRR) cost imposed by Bank Negara Malaysia. Our benchmark COF is the marginal cost of raising funds for the property financings.

5 What are possible scenarios to trigger a change in the BR?

Our BR can rise or fall due to the following scenario:

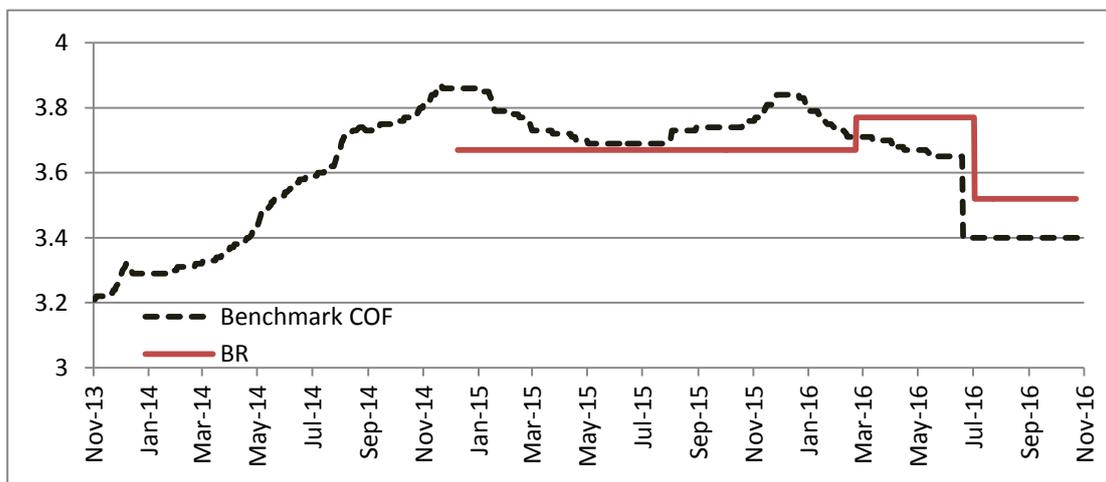
1. Changes in the benchmark Cost of Fund (COF)

Changes in the benchmark COF could occur due to changes in the Overnight Policy Rate (OPR) as decided by the Monetary Policy Committee (MPC) of Bank Negara Malaysia. In addition, as the benchmark COF is the marginal cost of raising funds, it will change in line with fluctuation in the market funding condition.

2. Changes in the Statutory Reserve Requirement (SRR)

SRR cost will change in line with changes in the SRR rate as decided by MPC of Bank Negara Malaysia.

6 Historical benchmark COF and BR in the last 3 years



7 What are my obligations?

Important: Your Monthly Installment and Total Payment Amount will vary if BFR/BR change

Monthly Installment (consists of rental payment and payment for acquisition of Bank's Initial Ownership):	Today (BFR/BR = «BFR/BR_rate»%)	If BFR/BR goes up 1%	If BFR/BR goes up 2%
Year 1: RM _____ x 12 months	RM	RM	RM
Year 2: RM _____ x 12 months	RM	RM	RM
Thereafter: RM _____ x ___ months	RM	RM	RM
The Total Rental Amount payable at the end of _____ year is:	RM	RM	RM

The Total Payment Amount you must pay the Bank, including the Rental Amount and Financing Amount disbursed at the end of _____ years is:	RM	RM	RM
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Note:

1. *The Total Monthly Installment and Total Payment Amount will vary if Base Financing Rate (BFR) / Base Rate (BR) change*
2. *The Effective Rental Rate may vary if BFR/BR changes.*
3. *Any late payment, prepayment, overpayment of monthly instalment or other changes to the terms on the facility will also change the Total Rental Amount Payable, Total Payment amount and effective Rental Rate.*
4. *The Monthly Instalment amount and Total Payment Amount is calculated based on the assumption that your financing will be fully disbursed during the first disbursement. Your Monthly Instalment amount and Total Payment Amount may vary from the amount stated above if your financing requires multiple disbursements.*
5. *This Rental Rate can change based on market conditions if you have taken a financing calculated on a variable rate basis. The Monthly Instalment we have provided you with is indicative and may change if your financing is re-priced due to changes in the reference rates i.e. the Base Financing Rate(BFR) or Base Rate (BR).*
6. *The amount of your first Rental servicing will be due one (1) month after first disbursement of your financing. Further Rental servicing will be due each month on the corresponding date falling one (1) month after the first disbursement date.*
7. *The first Monthly Instalment as stated above will be due one (1) month after full disbursement of your financing or as stipulated in the Letter of Offer, whichever is earlier. Further Monthly Instalments will be due each month on the date corresponding to the first disbursement date, until the Total Payment Amount and Total Rental Amount of the financing have been fully paid.*
8. *If the payment period extends beyond your retirement age, it is important for you to have a plan for your payment obligations during retirement. If you have problems meeting your payment obligations, contact us early to discuss your payment alternatives.*

8 What other charges do I have to pay?

- **Stamp Duties**
As per the Stamp Act 1949 (revised 1989)
- **Legal Fees & Disbursements**
Include fees and disbursements for security documents, registration of charge (property with individual title), land search and bankruptcy search.
- **Administration Fees**
For shop house, RM100.00 is payable upon acceptance of the Letter of Offer.
For factory, RM200.00 is payable upon acceptance of the Letter of Offer.
- **Cancellation Fees**
If you were to cancel the financing after accepting the Letter of Offer and before the first disbursement of the financing, you shall pay the Bank a cancellation fee in the following manner:
 - I. If it is stipulated in the Letter of Offer that the Bank is to bear or finance the legal fees, valuation fees and stamp duty, the cancellation fee is 2.25% of the total financing amount approved.
 - II. If it is stipulated in the Letter of Offer that you are to bear the legal fees, valuation fees and stamp duty, the cancellation fee is 0.5% of the total financing amount approved.

9 What if I fail to fulfill my obligations?

- **Compensation charges**

During the Financing Tenure

Any default in payment shall be subject to compensation for late payment on the arrears at a rate of 1% per annum calculated on daily rest (non compounded).

After the Financing Tenure

In the event of non-payment of the Financing after the expiry of the tenure, the Bank reserves the right to impose compensation charges based on the prevailing rate of Islamic Interbank Money Market or other such rate as may be prescribed by Bank Negara Malaysia on the amount(s) overdue, accruing from the due date up to the date of full settlement. Notwithstanding the above, the amount of compensation shall not be compounded.

- **Right to set-off:** We have the right to set-off any credit balance in your account maintained with us against any outstanding balance in this financing account.
- Legal action will be taken if you fail to respond to reminder notices. Your property may be foreclosed and you will have to bear all costs. You are also responsible to settle any shortfall after your property is sold.
- Consequence of non-payment including any legal action taken against you may affect your credit rating and profile leading to credit being more difficult or expensive to you.
- In the event of default, we have the right to outsource debt collection to an external agency and the right to sell non-performing financing (NPF) to another licensed Islamic financial institution or third parties approved by the relevant authorities.

10 What if I fully settle the financing before its maturity?

- **Lock-in Period:** There is no lock-in period.
- Prepayment/redemption is not allowed prior to full disbursement of the Facility. Upon full disbursement, prepayment/redemption is allowed in multiples of RM1,000.00 provided that any amount prepaid is not available for reutilisation.
- For prepayment not amounting to full redemption, prior 1 month's written notice must be given to us in order to effect this prepayment.
- For full redemption, prior 1 month's written notice is given to us or 1 month rental in lieu of notice is paid to us.

11 Do I need any Takaful coverage?

Mortgage Reducing Term Takaful (MRTT)

You are highly encouraged to take up MRTT as Takaful coverage will partially or fully pay off your outstanding amount with the bank in the event of death or total permanent disability depending on your MRTT plan.

*You may subscribe for MRTT through our panel of approved Takaful companies or from any licensed non-panel Takaful operators.

Fire Takaful

You are to subscribe for Fire Takaful for the Property, for such amount(s), duration and terms as we may

require. *You may subscribe for Fire Takaful through our panel of approved Takaful companies or from any licensed non-panel Takaful operators. In the event of a third party charge or assignment, you shall procure the taking up of the said Takaful by the said chargor / assignor of the property.

In the event that the developer or management company of the Property has subscribed for such Fire Takaful or group Takaful, you shall procure the said developer and / or management company to assign the Takaful to us, with our name thereon endorsed as the loss payee and deliver a copy of the policy to us.

Note: *To avoid delay in disbursement of the financing amount, you are encouraged to appoint from among our panel of Takaful operators.

12 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.

13 Where can I get assistance and redress?

- If you have difficulties in making payments, you should contact us earliest possible. You may contact us at:
Standard Chartered Saadiq Berhad
Business Banking
Tel: 1300 888 111
Email: MY.BUSINESS@sc.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 individuals. You may contact AKPK at:

Tingkat 8, Maju Junction Mall
1001, Jalan Sultan Ismail
50250 Kuala Lumpur
Tel : 03-2616 7766
E-mail : csd@akpk.org.my
Website: www.akpk.org.my

- You may register for “POWER!” or “Program Pengurusan Wang Ringgit Anda”, specially designed to equip you with essential financial knowledge and skills in money and personal debt management. You may get more information about the Programme from leaflets (available at our branches) or from AKPK’s website.
- If you wish to complaint on the product or services provided by us, you may either:
 - Complete the Complaints or Compliments Form on www.sc.com/my
 - Contact us at:
Tel : 1-300-888-888
E-mail : MY.BANKING@sc.com
- 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 : 03-21741515
E-mail : bnmtelelink@bnm.gov.my

12. Where can I get further information?

Should you require additional information about taking an Islamic commercial property financing, please refer to the *bankinginfo* booklet on “Commercial Property Financing”, available at all our branches and the www.bankinginfo.com.my website.

If you have any enquiries, please contact us at:

Standard Chartered Saadiq Berhad
Business Banking
30, Jalan Sultan Ismail
50250 Kuala Lumpur.
Tel: 1300 888 111
Email: MY.BUSINESS@sc.com

13. Other Commercial property financing packages available

- NIL

IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU AND/OR YOUR PROPERTY MAY BE FORECLOSED IF YOU DO NOT KEEP PAYING INSTALLMENT ON YOUR BIZPROPERTY EQUITY-i.

The information provided in this disclosure sheet is valid as at (date of issuance of this PDS).