

PRODUCT DISCLOSURE SHEET

REMINDER: You are reminded to read and understand the terms and conditions of this Product Disclosure Sheet before signing below. If there are any terms and conditions in this Product Disclosure Sheet which you do not understand, please do seek independent advice and/or clarify with the Bank.

ENGLISH VERSION

Bank : Affin Bank Berhad

Scheme : Low Carbon Transition Facility (LCTF)

Date of Issuance to Customer:

(to be filled out upon application)

1. What is this product about?

Low Carbon Transition Facility (LCTF) ("Facility") is a Term Loan facility offered by the Bank to encourage and support small and medium enterprises (SMEs) in adopting sustainable practices for business resilience. These sustainable practices include, but are not limited to, obtaining sustainability certification, increasing the use of sustainable material for production, improving energy efficiency of building and appliances, and installing on-site renewable energy generation equipment.

- The purpose of this Facility is to fund working capital or capital expenditure (CAPEX);
- The financing amount for this Facility is up to RM 10 million per SME;
- The maximum financing tenure for this Facility is 10 years (120 months);
- The financing rate is up to 5.00% p.a. inclusive of guarantee fee (if any); and
- The Facility will be partially secured by Credit Guarantee Corporation Berhad (CGC) or Syarikat Jaminan Pembiayaan Perniagaan Berhad (SJPP) (if any).

2. What do I get from this product?

Financing Amount : RM300,000

Effective rate: 5.00% p.a.

Loan Tenure: 84 months

Note:

- The calculation and information above are for **illustration** purpose only
- Base Lending Rate (BLR) is subject to change from time to time and the Bank's current BLR is 6.56% p.a.
- Revised effective rate is BLR + 3.50% p.a. in the event of default of payment

3. What are my obligations?

- Your monthly installment is **RM4,240.17**
- Your total payment amount at the end of **7 years** is **RM356,174.51**

Important:

Your monthly installment and total payment amount will vary if the Effective Rate (ER) changes (in the event of your account is classified as impaired, revised ER which is based on BLR will be applicable).

| Rate | Effective Rate (ER = 5.00% p.a.) | BLR + 3.50% (BLR = 6.56%) | BLR + 3.50% (BLR = 7.56%) |
|--|-------------------------------------|------------------------------|------------------------------|
| Monthly installment | RM4,240.17 | RM4,989.66 | RM5,146.20 |
| Total interest at the end of 7 years | RM56,174.51 | RM119,131.55 | RM132,280.82 |
| Total payment amount at the end of 7 years | RM356,174.51 | RM419,131.55 | RM432,280.82 |

- The above calculations and information are for ILLUSTRATION only.
- Interest is calculated on monthly rest basis.
- Others terms & conditions stipulated as per Letter of Offer.

4. What other charges do I have to pay?

| Type of Fee / Charge |
|---|
| <ul style="list-style-type: none"> Stamp Duty For stamp duty, it is as per Stamp Act 1949 (revised 1989) and will be borne by the Customer. |
| <ul style="list-style-type: none"> Legal fee on solicitor in order of completion of Security Documentation prior release of Term Loan facility Legal fee on solicitor will be borne by Customer. |
| <ul style="list-style-type: none"> Disbursement fee / Processing fee No fee on Disbursement / Processing. |

5. How disbursement of the facility will be made?

- The Facility will be released in one lump sum directly to the Customer's preferred current account.
- Kindly ensure there is sufficient month-end balance in the current account for the Facility repayment. All the documents relating to account opening will be provided and signed-off by Customer including but not limited to the Foreign Account Tax Compliance Act (FATCA) / Common Reporting Standard (CRS) declaration.

6. What if I fail to fulfill my obligations?

| Conditions | Description |
|--|--|
| Late Payment Interest | If there is late payment of interest or instalments, late payment interest of 1.0% per annum shall be charged on late interest and/or instalment amounts for the overdue period. The Bank reserves the right to debit the Customer's account for the payment of the late payment interest. |
| Administration Fee | Administration fee of RM10.00 shall be levied on the scheduled payment date if standing instruction for payment is unsuccessful due to insufficient funds in the Customer's account. |
| Default Rate | If the Customer defaults on the Facility as stated in the security document / Facility Agreement, the Bank shall be entitled to charge the interest rate at BLR plus 3.5% per annum or such other rate as the Bank may prescribe from time to time on the entire outstanding of the Facility subject to a prior written notice of twenty-one (21) calendar days to the Customer. |
| Right to commence recovery or legal action | Legal action will be taken against you and the guarantors if you fail to respond to reminder notices. Legal action against you and the guarantors which may affect your credit rating leading to credit being more difficult or expensive. The Bank has the right to commence recovery activities (including engaging third-party debt collection agencies), foreclosure and bankruptcy proceedings. |

7. What if I fully settle the financing before its maturity?

- The Borrower shall have given the Bank three (3) months written notice or any other period approved by the Bank, stating the amount to be prepaid and the date of such prepayment, failing which three (3) months interest in lieu thereof will be charged.

8. Do I need any insurance coverage?

- You are highly recommended to purchase life insurance to cover the life of any director(s) or owner(s) or guarantor(s) or shareholder(s) with the bank's preferred insurance partners.
- Notwithstanding this, you are free to use the service of any Insurance operators of your choice that provide adequate coverage against such risks as the Bank may require and determine fit.

9. What do I do if there are changes to my contact details?

- Please liaise with respective Relationship Manager at Business Centre or Direct Channel where the loan was applied.

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: www.affinalways.com that will be escalated to Customer Care and Quality. You may also contact us at:

Customer Care and Quality
17 Floor, Menara Affin,
80, Jalan Raja Chulan,
50200 Kuala Lumpur
Telephone : 1-800-88-3883
Fax : 03-2026 1104
E-mail : yourvoice@affinbank.com.my
Website : www.affinalways.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:

Agensi Kaunseling dan Pengurusan Kredit (AKPK)
Level 5 and 6,
Menara Bumiputra-Commerce,
Jalan Raja Laut,
50350 Kuala Lumpur.
Telephone : 03-2616 7766
Fax : 03-2616 7601
E-mail : enquiry@akpk.org.my
Operating Hours : 9:00 a.m. – 5:00 p.m.
(Monday – Friday)

- Alternatively, you may seek the services of Financing Advisory Services at Credit Guarantee Corporation Malaysia that provides financial advisory to Small and Medium Enterprises (SMEs) who were unable to obtain SME financing from banks. Should you be interested to receive advisory from Financing Advisory Services @ CGC, please contact

Telephone : 03-7880 0088
E-mail : myknp@cgc.com.my
Website : www.myknp.com.my

- 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
Telephone : 1-300-88-5465
Fax : 03-21741515
E-mail : bnmtelink@bnm.gov.my

11. Where can I get further information?

- Should you require additional information on our products, please visit us at the nearest Affin Bank Berhad Branches or Business Center or Direct Channel or logon www.affinalways.com for more info.

12. Other loan package available?

- Please liaise with your respective Relationship Manager or alternatively, you can also visit us at nearest Affin Bank Berhad Branches or Business Center or Direct Channel or logon www.affinalways.com for more info.

IMPORTANT NOTE:

YOUR PROPERTY MAY BE FORECLOSED IF YOU FAIL TO SERVICE THE MONTHLY INSTALLMENT PAYMENT FOR FACILITY. LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP PAYMENTS ON YOUR WORKING CAPITAL FACILITY.

The information provided in this disclosure sheet is valid as at 07 November 2022

I/We hereby acknowledge that the key terms of this product disclosure sheet 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 : _____
Date : _____