

**PRODUCT DISCLOSURE SHEET (PDS)**

(REMINDER: You are reminded to read and understand the terms and conditions of this Product Disclosure Sheet before signing below. In the event there are any terms and conditions in this Product Disclosure Sheet you do not understand, you are advised to seek independent advice and/or discuss further with the Bank's representative or agent before signing below.)

**ENGLISH VERSION**

Bank : **Affin Islamic Bank Berhad**

Product : **AFFIN Smart Money-i**

**1. What is this product about?**

**AFFIN Smart Money-i** is a Cash Line against Affin Islamic Term Deposit-i (AITD-i)/Affin Bank Fixed Deposit (FD)/Islamic Unit Trust (UT) facility which is made available to individual AITD-i/FD/UT customer. The given Cash Line Facility limit is up to 100% of the AITD-i/FD/UT placed with Affin Islamic Bank Berhad or Affin Bank Berhad.

**2. What is the Shariah concept applicable?**

- **Tawarruq**  
The Shariah Concept applied for AFFIN Smart Money-i is *Tawarruq*.  
*Tawarruq* consist of two sale and purchase contracts where the Customer purchase the Commodity from the Bank at a mark-up sale price (Bank's Sale Price) on a deferred payment basis and subsequently sells the Commodity to a Commodity Supplier for cash at the Bank's Purchase Price with the objective of obtaining cash.
- **Wakalah**  
Under this facility, the Bank will apply the dual-agency mechanism under the *Wakalah* concept. The Customer appoints the Bank as the Customer's agent to purchase the Commodity from the Bank and subsequently sells the Commodity to another Commodity Supplier on behalf of the Customer in order to complete the *Tawarruq* transaction.
- **Wa'd**  
The customer will execute the Purchase Undertaking based on *Wa'd* concept. Under the Purchase Undertaking, the Customer undertakes to purchase from the Bank a specific Shariah compliant commodity ("the Commodity" consists of crude palm oil (CPO), rubber or any other commodity) as advised by the Commodity Supplier at Bank's Sale Price.

**3. What do I get from this product?**

<b>Eligibility</b>	Individual: - (i) Malaysians and Permanent Resident (ii) 18 years old and above (Secured by AITD-i/FD) 21 years old and above (Secured by UT)	
<b>Purpose</b>	Personal Consumption	
<b>Facility Limit (TD-i/FD)</b>	<ul style="list-style-type: none"> <li>Minimum: RM10,000</li> <li>Maximum: Up to 100% of AITD-i/FD value held under lien</li> <li>Customer can combine several of his/her AITD-i accounts to apply for the preferable facility amount/ limit.</li> <li>The Cash Line Facility will be offered as long as the AITD-i/FD remains earmarked with the Bank.</li> </ul>	
<b>Facility Limit (UT)</b>	<ul style="list-style-type: none"> <li>Minimum: RM10,000</li> <li>Maximum: As per the Margin of Financing</li> <li>First party Shariah-compliant UT that is distributed and subscribed by AIBB</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>1) Multiple of UT receipts are not acceptable to be pledged.</li> <li>2) UT fund exceeding the Bank's concentration limit are not acceptable to be pledged as collateral.</li> </ul>	
<b>Margin of Financing</b>	<b>Term Deposit-i / Fixed Deposit/ Islamic Unit Trust Asset Class</b>	<b>Maximum Ascribed Value (whichever lower)</b>
	Term Deposit-i/Fixed Deposit	Up to 100% of Term Deposit-i/Fixed Deposit held under lien with the Bank

	<table><tr><td>Islamic Unit Trust (Sukuk/Fixed Income)</td><td>90% or [100 – 1.5 X (volatility rate) ] %</td></tr><tr><td>Islamic Unit Trust (Mixed Asset)</td><td>80% or [100 – 1.5 X (volatility rate) ] %</td></tr><tr><td>Islamic Unit Trust (Equity)</td><td>75% or [100 – 1.5 X (volatility rate) ] %</td></tr></table> <p><i>Note :</i> The volatility rate refers to the Fund Volatility Factor (FVF) by Lipper Leader rating system, in statistical terms, is the standard deviation of a fund's returns and this variable allows investors to measure the volatility of the fund's returns relative to its annualized returns over a three-year period. It can be found on the Unit Trust's Fund Fact Sheet.</p>	Islamic Unit Trust (Sukuk/Fixed Income)	90% or [100 – 1.5 X (volatility rate) ] %	Islamic Unit Trust (Mixed Asset)	80% or [100 – 1.5 X (volatility rate) ] %	Islamic Unit Trust (Equity)	75% or [100 – 1.5 X (volatility rate) ] %						
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Tenure for Aqad (for Tawarruq Transaction)	120 months												
Effective Profit Rate on Utilised Facility Limit (Daily Rest)	<p>Attractive profit rates as follows: (Terms and conditions apply)</p> <table><tr><th>Profit Rate*</th><th>Effective Annual Profit Rate</th></tr><tr><td>SBR+_____p.a.</td><td>_____ % p.a.</td></tr><tr><td>SBR+_____p.a.</td><td>_____ % p.a.</td></tr></table> <p><b>Note:</b></p> <ul style="list-style-type: none"><li>➤ Profit rate shall be determined at the point of application.</li><li>➤ Please visit <a href="http://AffinAlways.com">AffinAlways.com</a> for the latest Standardised Base Rate (SBR).</li><li>➤ Any special promotion and packages of this product will be communicated to the Customer by the Bank via various channels of communications.</li></ul> <p><u>Profit Calculation:</u> Formula = Utilised Facility Amount x Profit Rate x <math>\frac{\text{No. Of Days}}{365}</math></p>	Profit Rate*	Effective Annual Profit Rate	SBR+_____p.a.	_____ % p.a.	SBR+_____p.a.	_____ % p.a.						
Profit Rate*	Effective Annual Profit Rate												
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Effective Profit Rate on Unutilised Facility Limit (Daily Rest)	<p>The EPR is one percent (1%) per annum on any unutilised limit which is applicable for the Facility amount above two hundred fifty thousand RM250,000.00.</p> <p><u>Profit Calculation:</u> Formula = Unutilised Facility Amount x Profit Rate x <math>\frac{\text{No. Of Days}}{365}</math></p>												
Monthly Instalment	<p><u>Monthly Installment Calculation:</u></p> <p>Monthly Installment = Profit Amount on Utilised Facility Limit + Profit Amount on Unutilised Facility Limit</p>												
Ceiling Profit Rate (CPR)	12.00% per annum (p.a.)												
Illustration	<table><tr><th>ITEM</th><th>DETAILS</th></tr><tr><td>(a) Approved Limit</td><td>RM 300,000</td></tr><tr><td>(b) Utilised Amount</td><td>RM 100,000 (from Day 1 to Day 30)</td></tr><tr><td>(c) EPR on utilized amount</td><td>SBR + 1.70% = 4.70% p.a.</td></tr><tr><td>(d) Unutilised Amount</td><td>RM 200,000</td></tr><tr><td>(e) EPR on unutilized amount</td><td>1% p.a.</td></tr></table> <p><b>Profit Calculation: -</b></p> <p>(i) Utilised Facility Amount(b) x Profit Rate(c) x <math>\frac{\text{No. Of Days}}{365}</math></p> <p><b>Daily: 100,000 x 4.70% x 1/365 days = RM 12.87</b> <b>Monthly: RM 12.87 x 30 days = RM 386.30 (A)</b></p>	ITEM	DETAILS	(a) Approved Limit	RM 300,000	(b) Utilised Amount	RM 100,000 (from Day 1 to Day 30)	(c) EPR on utilized amount	SBR + 1.70% = 4.70% p.a.	(d) Unutilised Amount	RM 200,000	(e) EPR on unutilized amount	1% p.a.
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	<p>(ii) <b>Unutilised Facility Amount(d) x Profit Rate(e) x <u>No. Of Days</u></b>  <b>365</b></p> <p><b>Daily: 200,000 x 1% x 1/365 days = RM 5.47</b>  <b>Monthly: RM 5.47 x 30 days = RM 164.10 (B)</b></p> <p>(iii) <b>Total Profit Charged for the Month (A+B)</b>  <b>= RM 550.40</b></p>										
<b>Security</b>	<p>Term Deposit-i/Fixed Deposit/Islamic Unit Trust acceptable with minimum amount of RM 10,000.</p> <p>Note: The above security subject to the terms and conditions set by the bank.</p>										
<b>Margin Call Ratio</b>	<p>“Margin Call Ratio” means any time at which the Financing to Value Ratio increase to the ratio (or such other percentage determined by the Bank from time to time in its discretion) as follow.</p> <table border="1"> <thead> <tr> <th>Type of Security</th><th>Margin Call Ratio</th></tr> </thead> <tbody> <tr> <td>Term Deposit-i</td><td>Not Applicable</td></tr> <tr> <td>Islamic Unit Trust (Sukuk/Fixed Income)</td><td>5% above the Financing to Value Ratio</td></tr> <tr> <td>Islamic Unit Trust (Mixed Asset)</td><td>10% above the Financing to Value Ratio</td></tr> <tr> <td>Islamic Unit Trust (Equity)</td><td>15% above the Financing to Value Ratio</td></tr> </tbody> </table> <p>Note:</p> <ol style="list-style-type: none"> <li>1) “Financing to Value Ratio” means the ratio of the financing amount to the Total Recognised Value of security at any given point in time as determined by the Bank.</li> <li>2) “Total Recognised Value of Security” means the relevant portion of the total value of all security provided to the Bank that is recognised by the Bank as security for the Facility.</li> <li>3) If the Financing to Value Ratio has reached the Margin Call Ratio or higher, you shall ratify the ratio by providing additional UT acceptable to the Bank so as to restore the Financing to Value Ratio to the satisfaction of the Bank.</li> </ol>	Type of Security	Margin Call Ratio	Term Deposit-i	Not Applicable	Islamic Unit Trust (Sukuk/Fixed Income)	5% above the Financing to Value Ratio	Islamic Unit Trust (Mixed Asset)	10% above the Financing to Value Ratio	Islamic Unit Trust (Equity)	15% above the Financing to Value Ratio
Type of Security	Margin Call Ratio										
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<b>Force Sell Ratio</b>	<p>Financing to Value Ratio increase 3% (or such other percentage determined by the Bank from time to time in its discretion) above the Margin Call Ratio.</p>										

**4. What is the Standardised Base Rate (SBR)?**

The SBR we offer on this product is based on the benchmark rate specified by Bank Negara Malaysia. The benchmark rate is currently set as the Overnight Policy Rate (OPR), which reflects the monetary policy stance as decided by the Monetary Policy Committee of Bank Negara Malaysia.

**5. What are possible scenarios to trigger a change in the SBR?**

The SBR can rise or fall due to changes in benchmark rate such as changes in the Overnight Policy Rate (OPR).

**6. Historical benchmark Cost of Fund (COF) in the last 3 years:**

Please refer to [AffinAlways.com](http://AffinAlways.com) for the latest historical data.

Go to PERSONAL > My Loans and Financing > Personal > AFFIN Smart Money-i > Important Information > Consumer Guide on Reference Rate.

**7. What are my obligations?**

- You are required to pay the profit portion of the Bank’s Sale Price on monthly basis (profit payment) subject to Effective Profit Rate on Utilised Facility Limit and Effective Profit Rate on Unutilised Facility Limit, which will not exceed the CPR.

- Upon demand, you are required to make a full settlement for the outstanding profit payment and the utilized amount (principal portion) of the Bank's Purchase Price.
- Important:** Your monthly profit and total payment amount will vary subject to Standardised Base Rate (SBR) changes.

**Example:**

Facility Limit = RM10,000

Profit Rate = SBR + 1.70% per annum

Aqad Tenure= 5 years

	Today's SBR 3.00% p.a.	If SBR increase by 1%	If SBR increase by 2%
Profit Rate (p.a.)	4.70%	5.70%	6.70%
(a) Monthly profit payment for <u>5</u> years <sup>1</sup>	RM 39.91	RM 48.41	RM 56.90
(b) Total profit cost at the end of <u>5</u> years <sup>2</sup>	RM2,394.60	RM2,904.65	RM3,414.24
(c) Total payment amount at the end of <u>5</u> years <sup>3</sup>	RM12,394.60	RM12,904.65	RM13,414.24

**The above simulation is calculated based on the following formula:**

<sup>1</sup> Facility Limit (Fully Utilize) x Profit Rate x No. of Days i.e.31 / 365

<sup>2</sup> Monthly Profit Payment (a) x Financing Tenure (in months)

<sup>3</sup> Total Profit Cost (b) + Facility Limit

**IMPORTANT:**

- All calculations and information above are for illustration purposes only.
- Please refer to our website at [AffinAlways.com](http://AffinAlways.com) on the latest SBR rate.
- Based on the illustration above, the profit amount shall be raised/lowered with any increase/decrease of the SBR and the changes will be reflected on the next following month.
- In the event the Facility is in two (2) months in arrears in profit payment, the AITD-I/FD/UT will be uplifted or liquidated with its proceeds will be credited towards adjustment of this financing account. Any shortfall in the account is to be settled by the Customer.

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

Type of Fee/Charge	Details of Fee/Charge
Stamp Duty	As per Stamp Act 1949 (Revised 1989)
Brokerage/Agency Fee	RM5.00 per RM1 million on pro-rate basis.
Administration Cost	The facility account must be operated within the approved facility limit. If the excess over the facility limit is approved, an administrative cost of 1.00% per annum will be charged on the excess amount calculated from the date of the excess drawn until the date of full settlement of the excess amount.
Processing Fees (per application)	No charges
Security document retrieval fee (per request – for complete set of documents)	RM30.00
Restructuring/Rescheduling fee	No charges
Additional financing statement (per request)	RM10.00

**Note:**

- Brokerage Fee is subject to change from time to time as quoted by the commodity provider.
- We will communicate to you at least twenty-one (21) calendar days prior to the effective date of implementation if there are any changes in fees and charges that applicable to your financing Facility.
- As per all other terms and conditions in the Application Form together with Letter of Offer.

## 9. What if I fail to fulfill my obligations?

- If you have problem meeting your financing obligation, contact us early to discuss payment alternatives. Delay on your part could lead to the following consequences:
  - i. We have the right to set-off any credit balance in any of your accounts maintained with us against any outstanding balance in this Facility account which will we notify you at least seven (7) calendar days in advance.
  - ii. Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.

### Compensation Charges (*Ta'widh*)

- Before maturity of the Facility

A sum equivalent to one percent (1%) per annum on overdue instalment(s) until date of full payment:

$$= \text{Overdue profit or installment} \times 1\% \times \frac{\text{no. of days overdue}}{365}$$

- Upon and after maturity of the Facility

A sum equivalent to the prevailing daily overnight BNM's Islamic Interbank Money Market Rate (IIMM) on outstanding balance i.e. outstanding Bank's Sale Price less *ibra'* (if any):

$$= \text{Outstanding balance} \times \text{prevailing IIMM} \times \frac{\text{no. of days overdue}}{365}$$

- It shall commence from the date when payment was first defaulted to the date of actual payment even when the Facility is terminated for any reason whatsoever.
- The compensation charges at the aforesaid rate shall be payable by you after as well as before any judgment or order of court.
- Notwithstanding the amount of compensation charges charged, it is expressly acknowledged and agreed that the said amount of compensation charges shall not be further compounded.
- Please refer to other obligations stated in the Application Form together with the Letter of Offer.

## 10. What if I fully settled the financing before its maturity?

The Bank does not impose a lock-in period for this facility and there is no fee imposed for early settlement before maturity. The Bank shall grant rebate (*ibra'*) which is equivalent to the deferred profit at the point of settlement.

### *Ibra'* (rebate) formula:

$$\text{Rebate (ibra')} = \text{Deferred profit} - \text{Reasonable estimated cost incurred by the Bank}$$

### Note:

- *Deferred Profit* = *Total Contracted Profit* – *Accrued Profit*
- *Total Contracted Profit* = *Bank's Sale Price* – *Bank's Purchase Price*
- *Accrued Profit* is calculated on Profit Rate of the outstanding principal being utilized

## 11. Do I need a guarantor or collateral?

Yes. The collateral is the AITD-i/FD/UT lien to Affin Islamic Bank/Affin Bank with same value or more than the facility amount.

## 12. What are the major risks?

The profit rate on this financing is floating and it is pegged to SBR. Profit rate may change according to changes in the reference rates. An increase in Profit rate may result in higher monthly payment/extension of Facility tenure.

### Note:

*If you have problems to fulfill your Facility obligations, please contact and discuss with us.*

### 13. 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.
- In accordance with AFFIN Islamic Bank/Affin Bank policy/guidelines and per standard security documents, any change of the contact details must be in writing and duly signed off by the Customer(s) and addressed to Affin Islamic Bank Berhad/Affin Bank Berhad.

### 14. Where can I get assistance and redress?

- If you have difficulties in making payments, you should contact us earliest possible to discuss payment alternatives:

<u>Address:</u> <b>AFFIN ISLAMIC BANK BERHAD</b> <b>Asset Quality Management Department</b> 401 & 501, Block C, Kelana Business Centre, Jalan SS7/2, 47301 Kelana Jaya, Selangor Darul Ehsan.	<u>Contact No.</u> Operating Hours: 8.45 a.m. – 5.45 p.m. (Monday – Thursday) 8.45 a.m. – 4.45 p.m. (Friday)	03-8230 2828
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- If you wish to complain on the product or services provided by us, you may fill-in an “e-Form for lodgement of customer feedback/complaint” which is available at Bank’s website at [AffinAlways.com](http://AffinAlways.com) that will be escalated to Customer Feedback & Resolution Management. You may also contact us at:

<u>Address:</u> <b>AFFIN ISLAMIC BANK BERHAD</b> <b>Customer Feedback &amp; Resolution Management</b> Level 9, Menara Affin, Lingkar TRX, Tun Razak Exchange, 55188 Kuala Lumpur.	<u>Call Centre</u> Operating Hours: 8:00 a.m. – 12:00 a.m. (Monday – Sunday)	03-8230 2222
	<u>E-mail</u>	<a href="mailto:yourvoice@affingroup.com">yourvoice@affingroup.com</a>
	<u>Website</u>	<a href="https://www.affingroup.com">https://www.affingroup.com</a> <a href="https://www.affinalways.com">https://www.affinalways.com</a>

- 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 Small and Medium Enterprises (SMEs). You can contact AKPK at:

<u>Address:</u> <b>Agensi Kaunseling dan Pengurusan Kredit (AKPK)</b> Level 5 and 6, Menara Aras Raya (formerly known as Menara Bumiputra-Commerce), Jalan Raja Laut, City Centre 50350 Kuala Lumpur.	<u>AKPK Infoline</u>	03-2616 7766
	<u>Fax No.</u>	03-2616 7601
	<u>Operating Hours</u>	9:00 a.m. – 5:00 p.m. (Monday – Friday)

- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia LINK or BNMLINK at:

<u>Address:</u> <b>BNMLINK</b> Bank Negara Malaysia P.O. Box (Peti Surat 10922) 50929 Kuala Lumpur	<u>Contact No.</u> Operating Hours: 9:00 a.m. – 5:00 p.m. (Monday – Friday)	1-300-88-5465
	<u>Fax No.</u>	03-2174 1515
	<u>eLINK Web Form</u>	<a href="https://bnmlink.bnm.gov.my">https://bnmlink.bnm.gov.my</a>

### 15. Where can I get further information?

Should you require additional information on the financing product, please visit the nearest Bank’s branch or call our Contact Centre number at 03-8230 2222 or visit our website at [AffinAlways.com](http://AffinAlways.com) for further details

**IMPORTANT NOTE:**

**LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP PAYMENTS ON YOUR CASHLINE FACILITY.**

**YOUR ACCOUNT MAY BE FORECLOSED IF YOU FAIL TO SERVE THE MONTHLY INSTALMENT PAYMENT FOR YOUR FACILITY ON REGULAR BASIS.**

I/We hereby acknowledge that the key terms of this product disclosure sheet, in particular, the terms affecting my/our obligations, have been adequately explained to me/us by the Bank's staff, representative or agent.

**NAME** : \_\_\_\_\_

**DATE** : \_\_\_\_\_

**SIGNATURE** : \_\_\_\_\_

The information provided in this disclosure sheet is valid as at **4<sup>th</sup> MARCH 2025**

*\*This PDS to be filled up by the Bank's Sales Personnel*