

PRODUCT DISCLOSURE SHEET	ENGLISH VERSION																																				
<p>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 obtain further clarification with the Bank's staff, representative or agent before signing below.</p>	<p>Bank : Affin Islamic Bank Berhad</p> <p>Product : AFFINGEM Financing Scheme-i (AGFS-i)</p> <p>Date of Issuance to Customer: _____</p> <p>(to be filled out upon application)</p>																																				
1. What is this product about?																																					
<p><u>AFFINGEM Financing Scheme-i (AGFS-i)</u></p> <ul style="list-style-type: none"> A dedicated financing scheme offered to Women Entrepreneurs; women-owned and controlled business with aim to elevate WOMEN entrepreneurs by giving access to competitive working capital and/or capital expenditure financing in helping them grow, empower and manage their business. AGFS-i is a collateral-free financing (for financing up to RM1 million) with bancatakaful financing option and deduction of ancillary costs from the approved facility limit for the working capital and/or capital expenditure (CAPEX) purpose. This financing scheme shall be guaranteed by Syarikat Jaminan Pembiayaan Perniagaan (SJPP) with collateral may be imposed for financing amount exceeding RM1 million (maximum financing for start-up company is up to RM300,000). For Sole Proprietorship, must be owned and controlled by women of Malaysian citizenship, and for Partnership, Limited Liability Partnership (LLP) and Private Limited Company, 51% of shares held and controlled by women of Malaysian citizenship. 																																					
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<p><u>Tawarruq</u> The Shariah Concept applied for the above product is <i>Tawarruq</i>. <i>Tawarruq</i> 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.</p> <p><u>Wakalah</u> Under this facility, the Bank will apply the dual-agency mechanism under the <i>Wakalah</i> 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 <i>Tawarruq</i> transaction.</p> <p><u>Wa'd</u> The customer will execute the Purchase Undertaking based on <i>Wa'd</i> 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.</p>																																					
3. What do I get from this product?																																					
<p>A. ILLUSTRATION</p> <p>(a) <u>Tawarruq Term Financing-i</u></p> <table> <tr><td>Total Financing Amount</td><td>:</td><td>RM 1,000,000</td></tr> <tr><td>Ceiling Profit Rate</td><td>:</td><td>12% per annum (p.a.)</td></tr> <tr><td>Profit Amount</td><td>:</td><td>RM 741,415.08</td></tr> <tr><td>Bank's Sale Price</td><td>:</td><td>RM 1,741,415.08</td></tr> <tr><td>Effective Profit Rate</td><td>:</td><td>BFR + 1% p.a.</td></tr> <tr><td>Tenure</td><td>:</td><td>Up to 7 years</td></tr> </table> <p>(b) <u>Tawarruq Cashline-i</u></p> <table> <tr><td>Total Financing Amount</td><td>:</td><td>RM 1,000,000</td></tr> <tr><td>Ceiling Profit Rate</td><td>:</td><td>12% per annum (p.a.)</td></tr> <tr><td>Profit Amount</td><td>:</td><td>RM 1,200,000</td></tr> <tr><td>Bank's Sale Price</td><td>:</td><td>RM 2,200,000</td></tr> <tr><td>Effective Profit Rate</td><td>:</td><td>BFR + 1% p.a.</td></tr> <tr><td>Tenure</td><td>:</td><td>10 years</td></tr> </table>		Total Financing Amount	:	RM 1,000,000	Ceiling Profit Rate	:	12% per annum (p.a.)	Profit Amount	:	RM 741,415.08	Bank's Sale Price	:	RM 1,741,415.08	Effective Profit Rate	:	BFR + 1% p.a.	Tenure	:	Up to 7 years	Total Financing Amount	:	RM 1,000,000	Ceiling Profit Rate	:	12% per annum (p.a.)	Profit Amount	:	RM 1,200,000	Bank's Sale Price	:	RM 2,200,000	Effective Profit Rate	:	BFR + 1% p.a.	Tenure	:	10 years
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Note:

- All calculations and information above are for the purpose of **ILLUSTRATION** only.
- Financing amount is equivalent to Bank's Purchase Price.
- Bank's Sale Price is calculated at Ceiling Profit Rate (CPR). The CPR (i.e. maximum capping rate) in determining the Bank's Sale Price is as stated above unless otherwise advised by the Bank.
- CPR for non-start-up customer is at 12% p.a. and for start-up, CPR is capped at 20% p.a.
- However, the monthly profit will be calculated based on the effective profit rate on monthly rest basis which will not exceed the CPR.
- BFR is subject to change from time to time and our current Base Financing Rate (BFR) is 6.56% p.a.

B. TAWARRUQ TERM FINANCING-i

- The Term Financing-i will be released in lump sum or in stages depending on the terms and conditions of the approved financing.
- Customer is to ensure there is sufficient month-end balance in the current account-i for the Term Financing-i Installment payment.

C. TAWARRUQ CASH LINE-i

- The Cash Line-i facility shall be made available at your disposal by tagging the approved limit to your Current Account-i with the Bank.
- Customer is to ensure that all utilisation of Cashline-i facility within the approved limit at all time.
- Your approved Facility will be deducted for disbursement, where applicable, for payment of ancillary costs such as legal fee, stamp duty, guarantee fee and taxes before the balance of the Facility proceeds is made available to you. You may request to opt-out from financing of such costs.
- In the event that the facility(ies) is cancelled or aborted for any reason whether before or after completion of legal documentation, all costs, expenses and fees including but not limited to legal fees, stamp duty, guarantee fee, taxes and any out of pocket expenses connected with the negotiation, preparation or completion of the facility(ies) are borne and shall be payable by the Customer on demand on a full indemnity basis.

4. What are my obligations?
A. *Tawarruq Term Financing-i

Financing Amount : RM 1,000,000
 Financing Tenure : 7 years
 Monthly Installment : RM 15,367.90
 Total payment amount at the end of 7 years is **RM1,290,903.60**

Important: Your monthly installment and total payment amount will vary if the BFR changes.

	Today's BFR 6.56% p.a.	If BFR goes up 1% p.a.	If BFR goes up 2% p.a.
Effective Profit Rate	7.56%	8.56%	9.56%
Monthly installment	RM15,367.90	RM15,866.67	RM16,374.72
Total profit at the end of 7 years	RM290,903.60	RM332,800.28	RM375,476.48
Total payment amount at the end of 7 years	RM1,290,903.60	RM1,332,800.28	RM1,375,476.48

B. Tawarruq Cashline-i

Financing Amount : RM 1,000,000
 Financing Tenure : 10 years
 Effective Profit Rate (EPR) : 7.56% per annum (p.a.)
 Total Utilisation : RM 100,000.00
 Number of Days of Use : 31 days in (January)

Profit Charged for the Month (Total Utilization x EPR x No. of Utilization Days / 365) (RM100,000 X 7.56% X 31/365) = RM 642.08

Important: Your monthly installment and total payment amount will vary if the BFR changes.

	Today's BFR 6.56% p.a.	If BFR goes up 1% p.a.	If BFR goes up 2% p.a.
Effective Profit Rate	7.56%	8.56%	9.56%
Profit Charged for the Month	RM 642.08	RM 727.01	RM 811.94

Note:

- All calculations and information above are for the purpose of **ILLUSTRATION** only.
- The profit is calculated on a monthly rest basis.
- Due to the increase in BFR, the Effective Profit Rate on the Facility may vary from rate initially stated in the Letter of Offer and it will change accordingly as published by the Bank from time to time.
- *Increase in BFR may result in a higher installment amount to be serviced. However, the monthly profit will not exceed the Ceiling Profit Rate. Rebate shall be provided to the Customer if there is a difference between the Ceiling Profit Rate and the Effective Profit Rate as described in **item (7)** below.

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

No.	Type of Fee	Details
1.	Stamp Duty	As per Stamp Act 1949 (revised 1989) and to be borne by the Customer.
2.	Legal Fee	Will be borne by Customer (if any) .
3.	Disbursement /Processing fee	No Charges.
4.	Guarantee Fee (if any)	The guarantee fee is payable to SJPP based on specific rate on the coverage amount in advance on yearly basis. The fee rate will subject to the terms and conditions imposed by SJPP.
5.	Brokerage Fee	RM5.00 per RM1.0 million on pro-rate basis. Note: The Brokerage Fee is subject to changes on the brokerage cost charged by the commodity platform provider from time to time.
6.	Credit Study Service Fee	Not applicable.

Note:

- Please refer to Bank's Letter of Offer for any other fees chargeable.
- The fees and charges are subject to Sales and Service Tax, where applicable.

6. What if I fail to fulfill my obligations?

- The Customer shall pay the Bank late payment charges by way of *Ta'widh* (compensation) as follows:
Before maturity of the Facility [Affin Bank Berhad](#)
A sum equivalent to one per centum (1%) per annum on overdue instalment(s) until date of full payment.

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

Upon maturity of the Facility

A sum equivalent to the prevailing daily overnight Islamic Interbank Money Market Rate (IIMM) on outstanding balance i.e. outstanding Selling Price/Rental less *ibra'* (if any);

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

- We may set-off any credit balance in account maintained with us against any outstanding balance in this facility account by providing seven (7) calendar days of prior notice to you.
- Legal action will be taken against you if you fail to respond to reminder notices. You will have to bear all costs in relation to the same. You are responsible to settle any shortfall (if any) after legal action has been taken against you.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.
- Please refer to your responsibilities as stated in the Letter of Offer.

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

The Bank does not impose a lock-in period for Tawarruq Term Financing 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:

$$\text{Ibra'} (\text{rebate}) \text{ on early settlement} = \text{deferred profit-reasonable estimate cost incurred by the Bank.}$$

Note:

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

8. Do I need a Guarantor or Collateral?

Collateral may be imposed for financing amount exceeding RM1 million.

9. Do I need any takaful coverage?

- Customer is **highly encouraged** to obtain Takaful coverage based on the requirement.
- For Business Reducing Term Takaful (BRTT)/Business Level Term Takaful (BLTT), the actual contribution cost is included in the financing package of Term Financing, subject to terms and conditions listed in the Letter of Offer. Notwithstanding this, the Bank may require any other Takaful coverage as stipulated in Bank's Letter of Offer.

Note:

The Bank may provide quotations to you for any compulsory Takaful offered by the Bank's own panel of Takaful provider. However, you are free to use the service of other Takaful providers.

10. What are the major risks?

- The payment of Bank's Sale Price is by way of periodical installment, an increase in the BFR as in the case of floating rate will result in higher installment; but is capped at Ceiling Profit Rate of 12% (for non-start up) and 20% (start-up). The Bank will notify customer on changes of installment prior to the effective date.
- If you have problems to fulfill your financing obligations, please contact and discuss with us.

11. 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 about the product or services provided by us, you may fill-in an "Online Feedback Form" which is available at Bank's website: AffinAlways.com that will be escalated to Customer Feedback & Resolution Management. You may also contact us at:

Address: Customer Feedback & Resolution Management Level 9, Menara AFFIN, Lingkaran TRX, Tun Razak Exchange, 55188 Kuala Lumpur	Contact No.	03 – 8230 2222
	Operating Hours: 8:00 a.m. – 12:00 a.m. (Monday – Sunday)	
	E-mail	yourvoice@affingroup.com
	Website	https://www.affinalways.com https://www.affingroup.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:

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

- You may re-address the issue with the Ombudsman for Financial Services (OFS) when steps taken by the Bank are still unsatisfactory. You may contact OFS at:

Address: Ombudsman for Financial Services (OFS) (664393P) (Formerly known as Financial Mediation Bureau) Level 14, Main Block Menara Takaful Malaysia No. 4, Jalan Sultan Sulaiman 50000 Kuala Lumpur	Contact No.	03 – 2272 2811
	Fax No.	03 – 2272 1577
	E-mail	enquiry@ofs.org.my
	Website	www.ofs.org.my

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

Address: BNMLINK Bank Negara Malaysia P.O. Box 10922 (Peti Surat 10922) 50929 Kuala Lumpur	Contact No.	1-300-88-5465
	Operating Hours: 9:00 a.m. – 5:00 p.m. (Monday – Friday)	
	Fax No.	03-21741515
	eLink Web Form	https://bnmlink.bnm.gov.my

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

It is important that you inform us (written notice to be sent to the account holding branch) of any changes in your contact information to ensure that all correspondences reach you in a timely manner.

13. Where can I get further information?

Should you require additional information on financing, please visit Bank's branches near you or call our Contact Centre at 03-8230 2222 or visit our website AffinAlways.com for further details.

14. Other facilities available.

Please liaise with the Customer's respective Relationship Manager or alternatively, the Customer can also visit the Bank at nearest Bank or Business Center or Direct Channels or logon to AffinAlways.com for more info.

IMPORTANT NOTE:

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

- 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.

Signature : _____
Name : _____
NRIC No : _____

Affin Bank Berhad

The information provided in this disclosure sheet is valid as at **1 OCTOBER 2025**