

PRODUCT DISCLOSURE SHEET

Please read this product disclosure sheet before you decide to take out this SME Property & Business Financing product. Be sure to also read the general terms and conditions.

Product name : SME Property & Business Financing (SME PBF)
 Date : ___/___/___

1. WHAT IS THIS PRODUCT ABOUT?

This is an asset-backed financing facility secured against Commercial/ Industrial/Residential Properties and Vacant Land offered to SME customers.

The facility (s) offered shall be for the following purpose:

- Asset acquisition
- Refinancing/Remortgage completed properties
- Redraw on existing facilities
- Working capital
- CAPEX and renovation financing
- Valuation, legal fees & MRTA

The interest rate charged for this product is calculated based on a variable rate basis and the asset offered will be taken as collateral/ security for the financing.

SME Property & Business Financing is available in the form of Term Loan, Overdraft and Tradelines. This package is available under both Conventional and Islamic financing.

2. WHAT DO I GET FROM THIS PRODUCT?

▪ Total financing amount	Maximum financing size up to RM 5.0 million (amount of financing approved is at the sole discretion of the bank)
▪ Margin of financing	Up to 150% of property value
▪ Facility Type and Tenure	Term Loan (TL) : Up to 20 years Overdraft (OD) : Repayable on demand Letter of Credit (LC) : Max up to 180 days Trust Receipt (TR) : Max up to 180 days Bank Guarantee (BG) : ≤ 12 months Open Account Loan (OAL) : Max up to 180 days Foreign Exchange Currency (FEC) : Not applicable
▪ Purpose	TL : For asset acquisition and working capital purpose OD : For working capital purpose LC : For local purchases / importation TR : For conversion of sight LC / conversion of Usance LC/conversion of local inward bills for collection / conversion of foreign inward bills for collection BG : For issuance of financial BG / performance BG OAL : For local purchases / import or local sales / export under Open Account terms FEC : To hedge against foreign exchange transaction
▪ Base Lending Rate	Current base lending rate (BLR) is at 6.65% <u>Working Capital Financing Taken Up Under BNM Fund</u> The BNM Fund - All Economic Sectors (FAES), previously known as Fund for Small and Medium Industries 2 (FSMI2) /New Entrepreneur Fund 2 (NEF2) are applicable to financing for working capital purpose and only meant for eligible Customers.

	<table border="1"> <tr> <td>BNM Funding Rate</td> <td>Current BNM Funding Rate is at 0.50%</td> </tr> <tr> <td>BNM Financing tenure</td> <td>Maximum tenure: 5 years effective from the date of first drawdown from BNM</td> </tr> <tr> <td>Effective Profit Rate</td> <td>1st 5 Years: Based on BNM Funding Rate Thereafter: Based on the Commercial Rate</td> </tr> </table>	BNM Funding Rate	Current BNM Funding Rate is at 0.50%	BNM Financing tenure	Maximum tenure: 5 years effective from the date of first drawdown from BNM	Effective Profit Rate	1 st 5 Years: Based on BNM Funding Rate Thereafter: Based on the Commercial Rate
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	<p>Note:</p> <ul style="list-style-type: none"> This is subject to BNM's approval and availability of the BNM scheme funds. 						
<ul style="list-style-type: none"> Other benefits 	<ol style="list-style-type: none"> SME First Account / Maybank2u.Biz / M2u / M2E Personal Reducing Term Assurance (PRTA) Commercial card Merchant Business Key Man Insurance / Premium Cash Refund Business Insurance (SME Biz Care Plus) Halal Program Initiative 						

3. WHAT ARE MY OBLIGATIONS?

- A. Servicing the monthly interest charged pending full financing disbursement
 B. Servicing the monthly installment amount upon full loan disbursement

Loan repayment for the financing is in the form of monthly repayment (calculated based on the prevailing pricing/ interest rate, financing tenure and outstanding balance). The installment amount to commence upon full financing disbursement.

Monthly installment amount*	RM _____ (financing amount inclusive of interest)
Total repayment amount inclusive of principal financing amount*	RM _____

Sample illustration

Pricing : BLR - 1.9% per annum
 Loan amount : RM1,000,000
 Loan tenure : 20 years

Rate	Today (BLR=6.65%) i.e. 6.65% - 1.9%	If BLR goes up 1% i.e. 7.65% - 1.9%	If BLR goes up 2% i.e. 8.65% - 1.9%
Monthly installment	RM6,462.24	RM7,020.84	RM7,603.64
Total interest cost at the end of 20 years	RM550,936.71	RM685,000.42	RM824,873.62
Total repayment amount at the end of 20 years	RM1,550,936.71	RM1,685,000.42	RM1,824,873.62

***Note:** The installment amount and the total repayment amount may vary accordingly with the changes in BLR.

4. WHAT ARE THE FEES AND CHARGES I HAVE TO PAY?

<ul style="list-style-type: none"> Stamp duties 	As per the Stamp Duty Act 1949 (revised 1989)
<ul style="list-style-type: none"> Disbursement fees 	Includes fees for registration of charge, land search and bankruptcy search
<ul style="list-style-type: none"> Other fees and charges 	All other costs and expenses i.e. legal fees, valuation fees or other charges incurred in the preparation of all documentation and perfection of the bank's security documents

<ul style="list-style-type: none"> ▪ Commitment fees 	Commitment fee of 1% p.a is to be levied on unutilized portion of overdraft facility Note: not applicable for term loan and tradelines facilities
<ul style="list-style-type: none"> ▪ Excess fee on overdraft(od) 	1% p.a is to be levied on the amount outstanding
<ul style="list-style-type: none"> ▪ Tax 	All taxes and levies now or thereafter imposed by law

5. WHAT IF I FAIL TO FULFILL MY OBLIGATIONS?

Late payment penalty	1% per annum on the amount in arrears
Right to set-off	The bank has the right to set-off any credit balance in your account(s) maintained with the bank against any outstanding balance of this financing facility by giving seven (7) days prior notice before the implementation.
Default rate	In the event of default (non-payment) on three (3) consecutive payments of interest, pending the commencement of installment or during the repayment of monthly installment, the bank shall be entitled to convert the prescribed rate to BLR + 2.5% per annum calculated on daily balance basis, or such other rates as the bank may at its sole and absolute discretion prescribe from time to time*

**Note: Notification will be given to customers*

6. WHAT IF I FULLY SETTLE THE FINANCING BEFORE ITS MATURITY?

Lock in period*	3 years with effect from full disbursement
Early settlement penalty fees*	3.0% on the approved financing amount

7. DO I NEED ANY INSURANCE / TAKAFUL COVERAGE?

The following insurance policies are recommended to be taken-up (but not limited to): Mortgage Reducing Term Assurance (MRTA), Personal Reducing Term Assurance (PRTA) and ODP plus. All insurance policies above shall be offered to business owners for coverage in case of death or total permanent disability.

8. WHAT ARE THE MAJOR RISKS?

Please be advised that the effective rate will change according to the changes in the reference rate (BLR). An increase in the effective rate may result in higher monthly repayments amount and interest charged.

If you have problems meeting your repayment obligations, contact us earlier to discuss repayment alternatives.

9. 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 contact details, you may inform us in writing or reach us via one of the channels, e.g: M2U or home branch.

10. WHAT CAN I GET ASSISTANCE AND REDRESS?

i) If you have difficulties in making repayments, you should contact us earliest possible to discuss repayment alternatives. You may contact us at :

Name of branch : _____
Address : _____
Tel/fax : _____ e-mail : _____

ii) If you wish to complaint on the products or services by us, you may contact us at:

Customer Feedback & Resolution Management
28th Floor, Menara Maybank
100, Jalan Tun Perak
50050 Kuala Lumpur
Malaysia
Tel no: 03-20748075
Email: cfm@maybank.com.my

iii) 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 : 1-800-88-2575 email : enquiry@akpk.org.my

iv) If your query or complaint is not satisfactory 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 email : bnmtelelink@bnm.gov.my

11. WHERE CAN I GET FURTHER INFORMATION?

If you have further enquiries, please contact us at :

Maybank branch:
Address :
Tel :
E-mail:

12. OTHER SME FINANCING PACKAGES AVAILABLE:

Yes. You may refer to our website at www.maybank2u.com.my for other SME financing packages.

Disclaimer

The information, terms and conditions in this product disclosure sheet are indicative and are not binding on the bank. The final terms and conditions are as stipulated in the letter of offer and facility agreement after credit assessment and final approval by the bank.

Important note:

*The bank has the right to proceed with legal action and foreclosure on your property should you fail to pay your monthly installment repayments on the financing.
The information provided in this disclosure sheet is valid as at May 2023.*