

Product Disclosure Sheet for Cash Financing-i

<p>PRODUCT DISCLOSURE SHEET</p> <p>(Read this Product Disclosure Sheet before you decide to take up Cash Financing-i. Be sure to also read the terms in the application form. Seek clarification from your institution if you do not understand any part of this document or the general terms)</p>	<p>OCBC Al-Amin Bank Berhad CASH FINANCING-i</p> <p>Date: _____</p>										
<p>1. What is this product about?</p>											
<p>Cash Financing-i is a Shariah-compliant unsecured financing facility for personal use. This facility is calculated on a flat rate basis (Rule of 78 or Sum of Digits method).</p>											
<p>2. What is the Shariah concept applied?</p>											
<p>It is based on the Shariah principle of Tawarruq concept which consists of two sale and purchase contracts. The first involves the sale of an asset by a seller to a purchaser on a deferred basis. Subsequently, the purchaser of the first sale will sell the same asset to a third party on a cash and spot basis, that is:</p> <ol style="list-style-type: none"> i. The Bank sells to the Customer, asset at cost plus profit (Bank's Sale Price) on deferred payment ("Contract 1"); and ii. Subsequently, the Customer sells the asset at Bursa Suq Al-Sila' ("Contract 2"). <p>The purpose of Tawarruq transactions is to facilitate the financing and will be arranged with dual-agency, whereby the Bank acts as the Customer's agent (Wakil) in Contract 1 to buy the asset from the Bank, and in Contract 2 to sell the asset.</p> <p>The asset will be Shariah-compliant commodities (i.e. Crude Palm Oil) traded on Bursa Suq Al-Sila' or such other Shariah compliant commodities and trading platforms as determined by the Bank acting as the Customer's agent (Wakil).</p> <p>Roles and responsibilities of the contracting parties:</p> <ol style="list-style-type: none"> 1. Bank: As Customer's agent (Wakil), Bank shall conclude the Tawarruq transactions. 2. Customer: As purchaser, Customer shall pay the Bank's Sale Price according to the agreed tenure. <p>Further explanations of the Tawarruq transactions:</p> <ol style="list-style-type: none"> 1. Each sale and purchase contract in the Tawarruq is binding in nature and shall not be terminated unilaterally by any of the contracting parties. 2. The common inherent nature of each sale and purchase contract in the Tawarruq is the transfer of ownership of the asset from the seller to the purchaser for a consideration. 											
<p>3. What do I get from this product?</p>											
<p><i>Example*</i></p> <table border="0"> <tr> <td>Bank's Sale Price</td> <td>: RM48,000.00</td> </tr> <tr> <td>Customer's Sale Price (Financing Amount)</td> <td>: RM30,000.00</td> </tr> <tr> <td>Profit Rate</td> <td>: 12.00% flat per annum</td> </tr> <tr> <td>Tenure</td> <td>: 5 years</td> </tr> <tr> <td>Total Profit Payable (Bank's Sale Price – Customer's Sale Price)</td> <td>: RM18,000.00</td> </tr> </table>		Bank's Sale Price	: RM48,000.00	Customer's Sale Price (Financing Amount)	: RM30,000.00	Profit Rate	: 12.00% flat per annum	Tenure	: 5 years	Total Profit Payable (Bank's Sale Price – Customer's Sale Price)	: RM18,000.00
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4. What are my obligations?

*Example**

Monthly Instalment : RM800.00

The total amount to pay including the amount financed : RM48,000.00

The terms of the Facility, including profit rate, sale price, purchase price, tenure and/or instalment are subject to OCBC's credit assessment and review.

The below table is an illustration of a payment schedule, based on the example of a financing of RM30,000 payable over 60 months at profit rate of 12.00% flat per annum (effective rate of 21.20% per annum)

Month	Monthly Payment	Profit Payment	Financing Amount Payment	O/S Financing Amount	O/S Bank's Selling Price	Deferred Profit
0	RM 0.00	RM 0.00	RM 0.00	RM 30,000.00	RM 48,000.00	RM 18,000.00
1	RM 800.00	RM 590.16	RM 209.84	RM 29,790.16	RM 47,200.00	RM 17,409.84
2	RM 800.00	RM 580.33	RM 219.67	RM 29,570.49	RM 46,400.00	RM 16,829.51
3	RM 800.00	RM 570.49	RM 229.51	RM 29,340.98	RM 45,600.00	RM 16,259.02
4	RM 800.00	RM 560.66	RM 239.34	RM 29,101.64	RM 44,800.00	RM 15,698.36
5	RM 800.00	RM 550.82	RM 249.18	RM 28,852.46	RM 44,000.00	RM 15,147.54
6	RM 800.00	RM 540.98	RM 259.02	RM 28,593.44	RM 43,200.00	RM 14,606.56
7	RM 800.00	RM 531.15	RM 268.85	RM 28,324.59	RM 42,400.00	RM 14,075.41
8	RM 800.00	RM 521.31	RM 278.69	RM 28,045.90	RM 41,600.00	RM 13,554.10
9	RM 800.00	RM 511.48	RM 288.52	RM 27,757.38	RM 40,800.00	RM 13,042.62
10	RM 800.00	RM 501.64	RM 298.36	RM 27,459.02	RM 40,000.00	RM 12,540.98
11	RM 800.00	RM 491.80	RM 308.20	RM 27,150.82	RM 39,200.00	RM 12,049.18
12	RM 800.00	RM 481.97	RM 318.03	RM 26,832.79	RM 38,400.00	RM 11,567.21
13	RM 800.00	RM 472.13	RM 327.87	RM 26,504.92	RM 37,600.00	RM 11,095.08
14	RM 800.00	RM 462.30	RM 337.70	RM 26,167.22	RM 36,800.00	RM 10,632.79
15	RM 800.00	RM 452.46	RM 347.54	RM 25,819.68	RM 36,000.00	RM 10,180.33
16	RM 800.00	RM 442.62	RM 357.38	RM 25,462.30	RM 35,200.00	RM 9,737.70
17	RM 800.00	RM 432.79	RM 367.21	RM 25,095.09	RM 34,400.00	RM 9,304.92
18	RM 800.00	RM 422.95	RM 377.05	RM 24,718.04	RM 33,600.00	RM 8,881.97
19	RM 800.00	RM 413.11	RM 386.89	RM 24,331.15	RM 32,800.00	RM 8,468.85
20	RM 800.00	RM 403.28	RM 396.72	RM 23,934.43	RM 32,000.00	RM 8,065.57
21	RM 800.00	RM 393.44	RM 406.56	RM 23,527.87	RM 31,200.00	RM 7,672.13
22	RM 800.00	RM 383.61	RM 416.39	RM 23,111.48	RM 30,400.00	RM 7,288.52
23	RM 800.00	RM 373.77	RM 426.23	RM 22,685.25	RM 29,600.00	RM 6,914.75
24	RM 800.00	RM 363.93	RM 436.07	RM 22,249.18	RM 28,800.00	RM 6,550.82
25	RM 800.00	RM 354.10	RM 445.90	RM 21,803.28	RM 28,000.00	RM 6,196.72
26	RM 800.00	RM 344.26	RM 455.74	RM 21,347.54	RM 27,200.00	RM 5,852.46
27	RM 800.00	RM 334.43	RM 465.57	RM 20,881.97	RM 26,400.00	RM 5,518.03
28	RM 800.00	RM 324.59	RM 475.41	RM 20,406.56	RM 25,600.00	RM 5,193.44
29	RM 800.00	RM 314.75	RM 485.25	RM 19,921.31	RM 24,800.00	RM 4,878.69
30	RM 800.00	RM 304.92	RM 495.08	RM 19,426.23	RM 24,000.00	RM 4,573.77
31	RM 800.00	RM 295.08	RM 504.92	RM 18,921.31	RM 23,200.00	RM 4,278.69
32	RM 800.00	RM 285.25	RM 514.75	RM 18,406.56	RM 22,400.00	RM 3,993.44
33	RM 800.00	RM 275.41	RM 524.59	RM 17,881.97	RM 21,600.00	RM 3,718.03

34	RM 800.00	RM 265.57	RM 534.43	RM 17,347.54	RM 20,800.00	RM 3,452.46
35	RM 800.00	RM 255.74	RM 544.26	RM 16,803.28	RM 20,000.00	RM 3,196.72
36	RM 800.00	RM 245.90	RM 554.10	RM 16,249.18	RM 19,200.00	RM 2,950.82
37	RM 800.00	RM 236.07	RM 563.93	RM 15,685.25	RM 18,400.00	RM 2,714.75
38	RM 800.00	RM 226.23	RM 573.77	RM 15,111.48	RM 17,600.00	RM 2,488.52
39	RM 800.00	RM 216.39	RM 583.61	RM 14,527.87	RM 16,800.00	RM 2,272.13
40	RM 800.00	RM 206.56	RM 593.44	RM 13,934.43	RM 16,000.00	RM 2,065.57
41	RM 800.00	RM 196.72	RM 603.28	RM 13,331.15	RM 15,200.00	RM 1,868.85
42	RM 800.00	RM 186.89	RM 613.11	RM 12,718.04	RM 14,400.00	RM 1,681.97
43	RM 800.00	RM 177.05	RM 622.95	RM 12,095.09	RM 13,600.00	RM 1,504.92
44	RM 800.00	RM 167.21	RM 632.79	RM 11,462.30	RM 12,800.00	RM 1,337.70
45	RM 800.00	RM 157.38	RM 642.62	RM 10,819.68	RM 12,000.00	RM 1,180.33
46	RM 800.00	RM 147.54	RM 652.46	RM 10,167.22	RM 11,200.00	RM 1,032.79
47	RM 800.00	RM 137.70	RM 662.30	RM 9,504.92	RM 10,400.00	RM 895.08
48	RM 800.00	RM 127.87	RM 672.13	RM 8,832.79	RM 9,600.00	RM 767.21
49	RM 800.00	RM 118.03	RM 681.97	RM 8,150.82	RM 8,800.00	RM 649.18
50	RM 800.00	RM 108.20	RM 691.80	RM 7,459.02	RM 8,000.00	RM 540.98
51	RM 800.00	RM 98.36	RM 701.64	RM 6,757.38	RM 7,200.00	RM 442.62
52	RM 800.00	RM 88.52	RM 711.48	RM 6,045.90	RM 6,400.00	RM 354.10
53	RM 800.00	RM 78.69	RM 721.31	RM 5,324.59	RM 5,600.00	RM 275.41
54	RM 800.00	RM 68.85	RM 731.15	RM 4,593.44	RM 4,800.00	RM 206.56
55	RM 800.00	RM 59.02	RM 740.98	RM 3,852.46	RM 4,000.00	RM 147.54
56	RM 800.00	RM 49.18	RM 750.82	RM 3,101.64	RM 3,200.00	RM 98.36
57	RM 800.00	RM 39.34	RM 760.66	RM 2,340.98	RM 2,400.00	RM 59.02
58	RM 800.00	RM 29.51	RM 770.49	RM 1,570.49	RM 1,600.00	RM 29.51
59	RM 800.00	RM 19.67	RM 780.33	RM 790.16	RM 800.00	RM 9.84
60	RM 800.00	RM 9.84	RM 790.16	RM 0.00	RM 0.00	RM 0.00
TOTAL	RM48,000.00	RM18,000.00	RM 30,000.00			

The illustrative payment schedule is indicative only, and will change according to the financing amount, profit rate and financing tenure approved by the Bank, promptness in payment and conduct of account, prepayment and early full settlement.

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

Stamp Duty [As per stamp duty act 1949 (revised 1989)]	No
Legal Fee	No
Late Payment charge of 1% p.a. on the instalment amount in arrears.	Yes
Early Settlement Penalty	No

6. What if I pay more than the monthly instalment?

Any payment that is more than the monthly instalment payable will be treated as an Advance Payment. Such payments do not in any way reduce the Total Profit Payable and cannot be re-drawn.

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

If the facility is settled in full before its maturity, the Bank will grant Ibra' (rebate) to the customer. The Ibra' (rebate) is the deferred profit derived from the "Rule of 78" or "Sum of Digits" formula:

$\text{Deferred Profit} = \frac{n(n+1)}{T(T+1)} \times P$	n = Number of monthly instalments remaining as per the scheduled tenure T = Facility tenure, in months P = Profit payable over the entire Facility tenure
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(Calculations shown are for example only)

Sample Calculation 1	Sample Calculation 2
<p>If customer opts to settle early within 23 months (i.e. after making 23 monthly instalments),</p> <p>Facility Amount: RM30,000 Facility Tenure: 5 years (60 months)</p> <p>Profit Rate: 10.50% Total Profit : RM15,750 Instalment: RM763</p> <p>Deferred Profit</p> $= \frac{37 \times (37+1)}{60 \times (60+1)} \times \text{RM15,750}$ $= \underline{\underline{\text{RM 6,050.41}}}$	<p>If customer opts to settle early within 5 months (i.e. after making 5 monthly instalments),</p> <p>Facility Amount: RM50,000 Facility Tenure: 7 years (84 months)</p> <p>Profit Rate: 8.50% Total Profit: RM29,750 Instalment: RM950</p> <p>Deferred Profit</p> $= \frac{79 \times (79+1)}{84 \times (84+1)} \times \text{RM29,750}$ $= \underline{\underline{\text{RM 26,333.33}}}$

8. What if I fail to fulfill my obligations?

- Late Payment charge of 1% p.a. will be charged on the instalment amount in arrears from the time of default until the amount has been paid calculated as follows:
 - Before maturity : Overdue Instalment(s) x 1.0% x No. of Day(s) Overdue / 365
 - After maturity : Outstanding Balance x IIMMR* x No. of Day(s) Overdue / 365
 - Post Judgement : Judgement Sum x IIMMR* x No. of Day(s) Overdue / 365

*IIMMR is the daily overnight Islamic Interbank Rate at the Islamic Interbank Money Market

(The calculation shown below is an illustration of Late Payment charge)

Instalment	: RM950
Payment due date	: 1 st of every month
Actual payment date	: 21 st of the month
No. of days overdue	: 20 days
Late Payment charge	: RM950 x 1% x 20 days / 365 days = RM0.52

- Right to set-off: We have the right to set-off any credit balance in any of your account(s) maintained with us against any outstanding balance in this Facility account.
- Legal action will be taken if you fail to respond to reminders or notices.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.

9. Do I need a guarantor or collateral?

No

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

It is important that you inform us of any changes to your contact details to ensure that all correspondence reach you in a timely manner. Please call us via our Contact Centre at 03-8314 9310. Alternatively, you may visit us at any OCBC Bank / OCBC AI-Amin branches nationwide, or log on to OCBC Internet Banking at our website: www.ocbc.com.my

11. Where can I get assistance and redress?

For more information or enquiries or feedback on our latest products and services, you may call our Contact Centre at 03-8314 9310 or visit our website at www.ocbc.com.my or any OCBC Bank/ OCBC AI-Amin branch. You may also contact us any time to update your Personal Details. This information is crucial to us in our on-going efforts to serve you better. Rest assured, your personal details will be kept confidential.

If you have difficulties in making payments, you should contact us earliest possible to discuss payment alternatives. You may contact us at:

OCBC Bank (Malaysia) Berhad
Menara OCBC No. 18 Jalan Tun Perak 50050 Kuala Lumpur
Tel : 03-8314 9310
Website: www.ocbc.com.my

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 and debt restructuring for individuals. You can contact AKPK at:

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

If you have any complaints on our products or service level, you may also write to us at the following address:

Customer Assurance Unit
OCBC Bank - Service Transformation,
Menara OCBC
No 18. Jalan Tun Perak
50050 Kuala Lumpur
E-mail : myexperience@ocbc.com

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

Bank Negara Malaysia
P.O. Box 10922
50929 Kuala Lumpur.

Tel : 1-300-88-5465 (1-300-88-LINK)
Overseas: 603-2174-1717
Operating Hours: 9.00 a.m. – 5.00 p.m. (Monday – Friday except public holiday)
Web form : telelink@bnm.gov.my

The POWER! Programme is a programme conducted by AKPK which aims to empower young and first-time borrowers with the knowledge to effectively manage their finances. To enrol, please call 03-2616 7766 or visit www.akpk.org.my for more information.

For further information on Financial Products, do visit:

www.bankinginfo.com.my
www.insuranceinfo.com.my

**IMPORTANT NOTE: LEGAL ACTION MAY BE INSTITUTED IF YOU DO NOT KEEP UP WITH
PAYMENTS ON YOUR PERSONAL FINANCING.**

* Disclaimer: The above amounts are FOR EXAMPLE ONLY and may differ with the actual amount.

The information provided in this Product Disclosure Sheet is valid as at 30/11/2023.