

PRODUCT DISCLOSURE SHEET

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on Term Financing-i Secured by ASB or ASB2 certificate (ASB/ASB2 Financing-i)

Other customers have read this PDS and found it helpful; **you should read it too.**



AmBank Islamic

AmBank Islamic Berhad

199401009897 (295576-U)

Effective Date: 1 Aug 2026

1 What is ASB/ASB2 Financing-i?

- Term Financing-i Secured by ASB or ASB2 certificate (ASB/ASB2 Financing-i) is a financing facility where the profit is calculated on variable rate. You are required to offer your Amanah Saham Bumiputera ("ASB") certificate or Amanah Saham Bumiputera 2 ("ASB2") certificate as a security for this financing.
- The maximum Facility Amount is RM200,000.00, at any one time including the balance outstanding of the existing ASB/ASB2 financing-i (if any), or up to the maximum investment amount allowed by Amanah Saham Nasional Berhad ("ASNB"), whichever lower.
- The Shariah concept applied is Tawarruq, which involves two sale and purchase agreements. The first agreement involves the sale of commodities by the Bank to you on a deferred payment basis at a cost-plus profit, where the purchase and selling prices will be disclosed to you. Subsequently, you, through the Bank acting as your agent, will sell the same commodities to a third party on a cash and spot basis. The proceeds from the sale of the commodities will be paid to you in accordance with the agreed terms and conditions.
- For details related to this financing, you may refer to our official website - <https://www.ambank.com.my/loans-financing/personal/personal-financing/term-financing-i-secured-by-asb-asb2>

2 Know Your Obligations

For this ASB/ASB2 financing-i **as an illustration**:

- Your financing amount: RM 100,000
- Your monthly instalment: RM 434
- Your financing tenure: 40 years
- SBR*: 2.75 %
- Spread per annum (rate): 1.50%
- Effective profit rate: 4.25 % p.a.
- Ceiling Profit Rate: 9.99 % p.a.
- Selling Price: RM407,520

In total you will pay RM 208,320 at the end of 40 years.

Note: Your monthly instalments and total payment amount will vary if the SBR changes.

It is your responsibility to:



Read and understand the **key terms** in the contract before you sign it.



Pay your monthly instalment timely and in full throughout the financing period. Speak to us if you wish to settle your financing earlier.



Ensure you can afford to **pay a higher instalment** if the Overnight Policy Rate (OPR) rises.



Contact us immediately, if you are unable to pay your monthly instalment.

* The Standardised Base Rate (SBR) is set as the Overnight Policy Rate (OPR) decided by Bank Negara Malaysia. The SBR can rise or fall due to changes in the OPR. Please refer to our website for historical series of reference rate.

** For any upward or downward adjustment to the SBR, the Bank shall revise the monthly instalments which are priced against the SBR as the default option. The Bank shall provide you with particulars of the revised monthly instalment amount at least seven (7) calendar days prior to the revised monthly instalment date comes into effect.

You also have to pay the following fees and charges:

Stamp Duty	As per the Stamp Act 1949 (Revised 1989). Stamp duty is 0.5% of the financing amount and nominal stamp duty of RM10 per copy document.			
Lien Fee on ASB/ASB2 Certificate Payable to ASNB	RM54.00 per Certificate (inclusive of 8% Sales & Service Tax (SST))			
Late Payment Charges	No	Applicable Period	Late Payment Charge Rate	On the Amount
	1	Prior to maturity date	1% per annum calculated on a daily balance basis	i. Outstanding instalments, where it will be calculated after the due date until full settlement of the outstanding instalment and/or; ii. Outstanding balance calculated from the date of cancellation until full settlement of the outstanding balance.
	2	After maturity date	Current Islamic Interbank Money Market Rate ("IIMM") per annum calculated on a daily balance basis	Outstanding balance calculated from the maturity date until full settlement
	3	When the Bank has obtained a court judgment against you	At the IIMM rate per annum calculated on a daily balance basis from the court judgment date until the settlement date	Outstanding Balance (excluding legal costs and late payment charges as stated in the court judgement) calculated from the judgment date until full settlement of the judgment amount

Note:

- The fees and charges quoted are exclusive of any taxes (where applicable) and shall be borne by you. Should there be any taxes to be imposed on the fees and charges quoted, the Bank has the right to change the amount payable.
- For full list of fees and charges, please visit our website <https://www.ambank.com.my/rates-fees-charges>

3 Know Your Risks

What happen if you fail to pay your monthly instalments?

1. Legal action will be taken against you if you fail to respond to any reminder notices and/or meet your financial obligations. Legal action against you may affect your credit rating/score leading to credit being more difficult or expensive to you.
2. The Bank has a right to commence any or all of the following recovery activities:
 - a. To review and terminate the facility.
 - b. Right to set-off the facility, by deducting from any of your account(s) maintained with the bank after providing 7 calendar days prior notice.
 - c. Right to sell non-performing financing (NPF) by liquidating the certificate to settle the outstanding amount under the facility, after providing 7 calendar days' prior notice.
 - d. Right to outsource debt collection agency after giving 7 calendar days prior notice.
3. You hereby agree and acknowledge that the Bank shall be entitled to impose and demand from you the late payment charges, by way of *Ta'widh* (compensation charges), for your failure to make:
 - a. payment of any instalment due and/or sum covenanted to be paid by you to the Bank; and/or
 - b. payment upon expiry or cancellation of the Facility.

Your monthly instalment may increase during the tenure of your financing

The SBR may increase due to a rise in the OPR set by Bank Negara Malaysia. An increase in SBR means that you have to pay a higher monthly instalment.

	Current Rate (4.25%)	Rate increase by 1%	Rate increase by 2%
Monthly instalment	RM434	RM499	RM568
Total profit charge at the end of 40 years	RM108,320	RM139,520	RM172,640
Total Payment amount at the end of 40 years	RM208,320	RM239,520	RM272,640

4 Other key Terms

- Inform us of any changes in your contact details by visiting any of our branches or call our Contact Centre.
- You will need to notify the Bank at least one (1) month in advance in writing at any AmBank Islamic/AmBank branch to facilitate the early settlement process.
- The Bank will grant *ibra'* (rebate), if any, on such amount of the balance Bank's Selling Price remaining unpaid by you based the following situations;
 - a. For variable rate financing, in the event the amount of profit calculated based on effective profit rates lower than amount of profit calculated based on the ceiling profit rate/contracted profit rate.
 - b. Upon full settlement of the Facility by you in the following scenarios:
 - i. Redemption or prepayment of the Facility.
 - ii. Due to restructuring exercise.
 - iii. In the case of default by you.
 - iv. In the event of termination or cancellation of the Facility before the expiry date.
- In the event the financing tenure extends into retirement age, it is important that you have a plan on the payment of instalment after your retirement age.
- Reducing Term Takaful (RTT), covers death or total and permanent disability. It can be financed by the Bank as part of this Term Financing-i to help you settle your financing in the event something happens to you.

Note: The Bank may provide quotations to you for takaful offered by the Bank's own panel of takaful operators. However, you may opt not to subscribe for any takaful.

If you have any question or require assistance on your ASB/ASB2 Financing-i, you can:



Call us at
03-2178 8888



Visit us at:
<https://www.ambank.com.my/contact-centre>



Email us at:
customercare@ambankgroup.com



Visit BNM at:
bnmlink.bnm.gov.my

Agensi kaunseling dan Pengurusan Kredit has been established by Bank Negara Malaysia to provide free services on money management, credit counseling, financial education and debt restructuring for individuals.

Customer's Acknowledgement*

Ensure you are filling this section yourself and are aware of what you are placing your signature for.

- ☐ I acknowledge that AmBank Islamic Berhad has provided me with a copy of the PDS.
- ☐ I have read and understood the key information contained in this PDS.

*A customer's acknowledgement of this PDS shall not prejudice his/her rights to seek redress in the event of subsequent dispute over the product terms and conditions.

Disclaimer:

The actual amount of financing to be provided by AmBank Islamic is dependent upon your credit evaluation by AmBank Islamic. The transmission of this Product Disclosure Sheet to you does not create any obligation by AmBank Islamic to grant you any facilities.

REMINDER:

1. Please be reminded to read and understand the terms and condition of this PDS and General Terms & Conditions for Term Financing-i Secured by ASB/ASB2 Certificate.
2. Be vigilant. Always refer to our AmBank official channels for your financing application and approvals.

*The information provided in this disclosure sheet is valid from 03/06/2026 until the next update.

Name:

ID No.:

Date: