
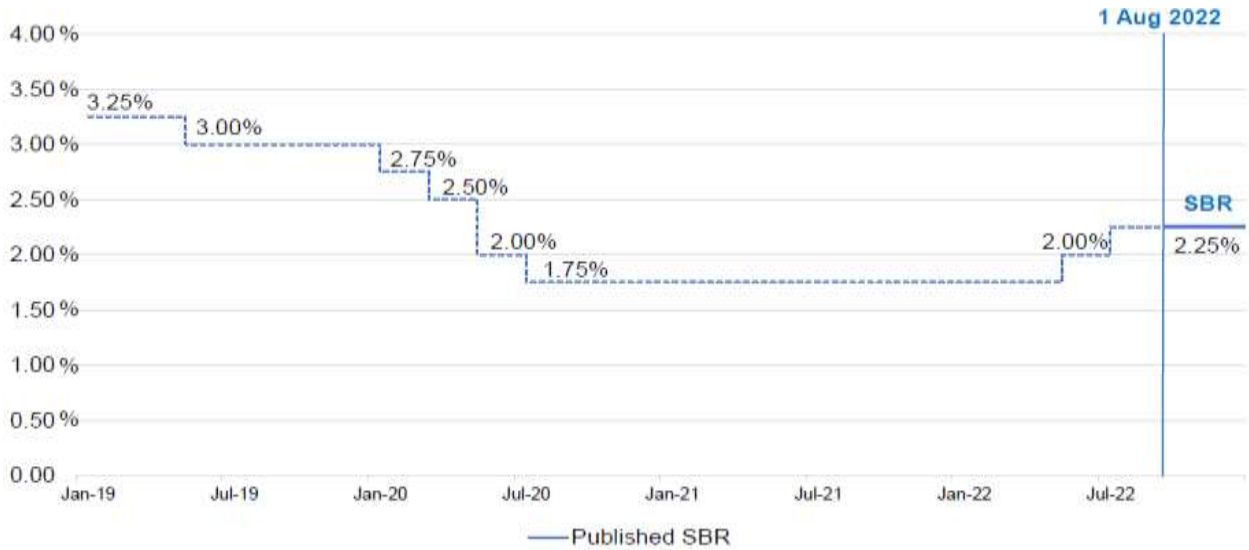


PRODUCT DISCLOSURE SHEET

<p>PRODUCT DISCLOSURE SHEET</p> <p>Please read this Product Disclosure Sheet before you decide to take up Bangkok Bank Berhad Housing Loan Facility. Be sure to also read the terms in the letter of offer. Kindly seek clarification from the bank if you do not understand any part of this document or the general terms stated herein.</p>	 <p>Bangkok Bank BANGKOK BANK BERHAD</p> <p>Product: Housing Loan (HL) Facility</p> <p>Effective 1 August 2022</p>
<p>1. What is this product about?</p>	
<p>This housing loan facility is calculated on a variable rate basis and you are offering your house as a security for the financing.</p> <p>The financial information provided in this Product Disclosure Sheet is computed based on the standard housing loan with financing amount of RM350,000 for 30 years and has no lock-in period.</p>	
<p>2. What do I get from this product?</p>	
<ul style="list-style-type: none"> • Total amount borrowed: RM _____ (_____% of house price) • Tenure: _____ years 	<ul style="list-style-type: none"> • Standardized Base Rate (SBR): _ % p.a. (subject to change) • Indicative Effective lending rate: SBR__ % + Spread __%
<p>3. What is the Standardized Base Rate (SBR)?</p>	
<p>Bank Negara Malaysia had issued the Policy Document on Reference Rate Framework which is effective 1 August 2022. The new Standardized Base Rate (SBR) replaces the Base Rate (BR) in the pricing of the new retail floating rate loans and the refinancing of existing loans extended from 1 August 2022 onwards.</p> <p>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 (MPC) of Bank Negara Malaysia.</p>	
<p>4. What are possible scenarios to trigger a change in the SBR?</p>	
<p>The SBR can rise and fall due to changes in the benchmark rate, i.e. OPR.</p>	

5. Historical Standardized Base Rate in the past 3 years



Note:

The SBR was introduced on 1 August 2022. The dotted line shows the historical series of the OPR which is the benchmark rate of the SBR.

6. What are my obligations?

- Your monthly instalment is RM ____
- Total repayment amount at the end of ____ years is RM ____

Important:

Your monthly instalment and total repayment amount will vary if the SBR changes. If you make loan repayment via a standing order, you should change the instalment amount whenever there is a change to the SBR.

Rate	Today (SBR = [b] %)	If SBR increases to [b+1]%	If SBR increases to [b+2]%
Monthly instalment	RM (__)		
Total interest cost at the end of ____ years	RM (__)		
Total repayment amount at the end of ____ years	RM (__)		

Note: For property under construction, progressive interest must be paid before actual instalment commence. It is calculated as below. The progressive interest to be paid by the borrower is dependent upon the amount disbursed by the bank according to the billing received.

Progressive amount disbursed by bank x [current interest rate x no. days / 365] = Progressive interest to be paid for the said month.

Note: For monthly installment, the interest is calculated based on daily interest as below

Daily principal balance x interest rate / 365 x number of days = Interest to be paid for the said month

7. What other charges do I have to pay?

- i) Stamp Duties - As per the Stamp Act 1949 (Revised 1989)
- ii) Disbursement Fees - Include fees for registration of charge and other related charges
- iii) Professional Legal Fee - Solicitors fees for preparation of financing agreement
- iv) Valuation Fee - Valuer fees for preparation of formal valuation report (applicable to completed property only)

Note: *The Bank does not charge processing fee for this facility.*

8. What if I failed to fulfill my obligations?

- Late payment charges of 1% p.a. on the amount in arrears, causing the total outstanding to increase.
- If you fail to pay 3 monthly instalments consecutively, we may increase the financing rate.
- We may set off any credit balance in account maintained with us against any outstanding balance in this financing account.
- Legal action will be taken if you fail to respond to reminder notices. Your property may be foreclosed and you will have to bear all costs. You are also responsible to settle any shortfall after your property is sold.
- Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.

9. What if I fully settle the loan during the lock-in period?

- Lock in Period / Bonding Period: _____ years from the loan First Disbursement.
- Early settlement penalty: _____ % of the outstanding loan amount or original financing amount.

10. Do I need any insurance / Takaful coverage?

- **Mortgage Reducing Term Assurance (MRTA)**, covers death or total and permanent disability. It can be financed by the Bank as part of this facility to help you settle your housing loan in the event something happens to you.
- **Fire Insurance**, covers damages or destruction due to fire to any property charged to the Bank as collateral. This is a compulsory insurance to protect the property and help you cope with any costs of rebuilding or repairing the property in the event of a fire.

Note: *The Bank may provide quotations to you for any compulsory insurance offered by the Bank's own panel of insurers. However you are free to use the service of other insurers.*

11. 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.

12. Where can I get assistance and redress?

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

KUALA LUMPUR (HO)	03- 2174 6919
JALAN BAKRI BRANCH	06- 953 1001
PENANG AUTO-CITY BRANCH	04- 501 2388
TAMAN MOLEK BRANCH	07- 353 3001
KLANG BANDAR BOTANIC BRANCH	03- 3325 2178

- 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 : 03-26167766
 E-mail : enquiry@akpk.org.my

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

Complaint Manager
 Bangkok Bank Berhad
 1-45-01 Menara Bangkok Bank,
 Laman Sentral Berjaya,
 No. 105, Jalan Ampang, 50450 Kuala Lumpur.
 Tel: 03-2174 6958
 Fax: 03-2174 6850
 Email: compliance.kl@bangkokbank.com

- If your query or complaint is not satisfactorily 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
 E-mail : bnmtelelink@bnm.gov.my

13. Where can I get further information?

- Should you require additional information about taking a housing loan, please refer to the *bankinginfo* booklet on 'Housing Loans', available at all our branches and the www.bankinginfo.com.my website.

14. Other housing loan packages available

No

IMPORTANT NOTE: YOUR HOUSE MAY BE FORECLOSED AND LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU FAIL TO SERVICE YOUR PAYMENT FOR YOUR HOUSING LOAN FACILITY

The information provided in this disclosure sheet is valid as at _____ .

I / We hereby confirm that the information on the Product Disclosure Sheet (PDS) has been explained to the customer.

Staff Name:
Staff ID:

Customer Name:
Date: