

PRODUCT DISCLOSURE SHEET (Term Loan)

PRODUCT DISCLOSURE SHEET

Dear Customer,

This Product Disclosure Sheet (PDS) provides you with key information on your **term loan**.

Other customers have read this PDS and found it helpful, hence you should read it too.



Bangkok Bank

For SME Financing

Date: 30 October 2025

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What is Term Loan?

- A term loan is a monetary loan that is repaid in regular payments over a set period of time. Term loans usually last between 1 to 5 years, but may last as long as 30 years in some cases. A term loan usually involves an unfixed interest rate that will add additional balance to be repaid. It is generally used to finance the purchase of fixed assets such as properties or machineries or equipment for production process. It is classified as a Long-term financing product as its tenure is generally ranged from 5 years to 15 years. Term loans are normally granted on secured basis.
- Interest payment and repayment of principal on term loans is obligatory on the part of the borrower. The repayment is generally scheduled on monthly or quarterly basis with a fixed equal monthly or quarterly installment amount which comprised of principal and interest. The computation of the interest rate is based on variable rates and charged on the principal balance.

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Know Your Obligations

- The variable rates * ranged from 0.5% to 3.0% per annum plus the Base Lending Rate (BLR)**.
- The margin of financing is generally at 80% of the Open Market Value or 100% of the Force Sale Value of the property, whichever is lower.

**The variable rate is peg against the Base Lending Rate (BLR) and it may vary from time to time. This may result in changes in the tenure of the facility or amount of interest to be paid by you.*

*** BLR is the minimum interest rate charged by financial institutions on variable-rate loans. It was calculated based on a bank's cost of funds (including the Overnight Policy Rate or OPR), liquidity needs, administrative costs, and banks' internal considerations.*

It is **your responsibility** to:



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



Pay your **repayment timely**. Speak to us if you wish to settle your loan earlier.



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



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

You also have to pay the following fees and charges: -

Stamp Duties : As per the Stamp Duty Act 1949 (Revised 1989)

Disbursement Fees : Include fees of registration of charge, land search and bankruptcy search.

Facility Fees : Not Applicable

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Know Your Risk

What will happen if you fail to fulfill your obligations?

- If the borrower default (miss loan payments when due) in either principal or interest payment or in the event of demand or recall of the Facility, the borrower shall pay interest in the currency in which such amounts then denominated on any overdue amount or any other sums due and payable to the bank, from the time of default up to the time of actual payment (as well after as before demand, judgment or order) at 1% plus prescribed rate per annum.
- Bangkok Bank Berhad may eventually default your account. The bank may also take legal action against you and this can have serious consequences, and the default can affect your credit rating leading to credit being more difficult or expensive to you. In addition, the bank has the right to commence recovery activities (including engaging 3rd parties debt collection agent), foreclosure and bankruptcy proceedings.

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Other Key Terms

- Lock-in period: **Dependent on the approved terms** (to start from dd/mm/yy)
- Early Termination fee: **Dependent on the approved terms**
- Collateral/Guarantor – **YES**, the Bank at its discretion may request for collateral to secure the facility.
- 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.

If you have any questions or require assistance on your facility, you can:



Call us at
03-21746802/6919



Visit us at:
www.bangkokbank.com.my



Email us at:
creditmkting.kl@bangkokbank.com
or compliance.kl@bangkokbank.com

Customer's Acknowledgement*

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

I acknowledge that Bangkok Bank Berhad has provided me with a copy of the PDS.

I have read and understand the key information contained in the PDS.

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

Name:

Date: