PRODUCT DISCLOSURE SHEET ("PDS")

*""Please read and understand this Product Disclosure Sheet together with the general terms and conditions governing the **Energy Performance Contracting (EPC) Financing** before making a decision to proceed with this product. If you have any questions regarding the terms and conditions, kindly seek clarification from your assigned Client Coverage Manager at Malaysia Debt Ventures Berhad ("MDV"). It is important to ensure that you fully understand the product features and that the terms align with your financing and/or business requirements."*

Malaysia Debt Ventures Berhad
(200201010450 (578113-A))
(Owned by Minister of Finance Inc.)

Product Name:

EPC Financing (Islamic)

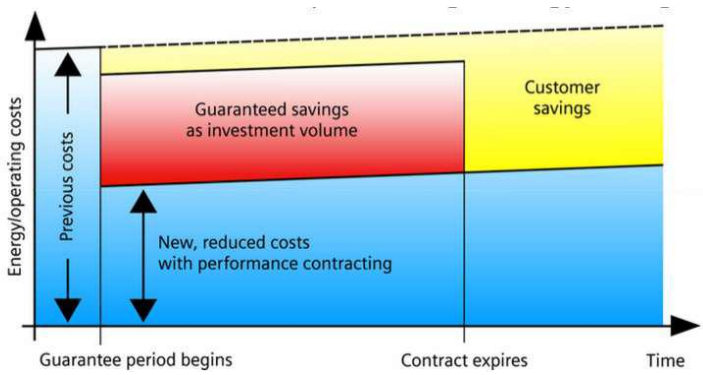
1. WHAT IS THE EPC PRODUCT ABOUT

This product focusses on providing funding assistance to Energy Service Companies (ESCOs) or parties that have secured an Energy Service Project (ESP) to implement energy saving-based contracts based on an energy performance contract with the building owners/contracting party.

Financing Limit - Up to 85% of contract value or total project cost, whichever is lower subject to limit of RM25 million

Tenure - Up to ten (10) years, subject to annual review And shall not be longer than the tenure of the EPC contract executed between the customer and the building owner/ contracting party.

The EPC model is illustrated below:



Any consideration for financing approval shall be subject to MDV's prevailing terms and conditions. For further clarification or inquiries, kindly liaise with MDV Client Coverage.

THE SHARIAH CONCEPT BEHIND THE PRODUCT

EPC product is under the concept of Tawarruq (Commodity Murabahah):+--

Tawarruq 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

The Shariah Concept of Completed Projects:

- The customer requests MDV to purchase commodity and undertake to purchase the commodity from MDV at Murabahah price (cost plus).
- MDV purchases the commodity from Commodity Trader A, at a value equivalent to the financing amount.
- MDV sells the commodity to the customer at Murabahah price, payable on deferred basis. Under dual-Wakalah arrangement, the customer appoints MDV as agent to purchase the commodity from MDV.
- MDV, on behalf of the customer, sells the customer's commodity, to Commodity Trader B on spot basis
- MDV makes disbursement(s) to the customer, as well as collect upfront payment/profit (if any).

ELIGIBILITY CRITERIA

Public or private companies incorporated in Malaysia

Minimum paid-up share capital of RM100,000, with a Minimum of five (5) employees

Viable EPC project/contract with the following requirements:

- For single building or building complexes located in Malaysia
- Projects must have Investment Grade Audit (IGA) by Suruhanjaya Tenaga (ST)-registered electrical energy manager) (or as acceptable to MDV) and effective Measurement & Verification plan and process.
- ESCO must be registered with ST

TYPES OF RATES, FEES & CHARGES

Financing Rate	Based on the *Effective Cost of Financing ("**ECOF**").* The effective rate offered will be based on the Customer's risk profile and subject to MDV's discretion. *Please be advised that the Effective Profit Rate ("**EPR**") will change according to the changes in the ECOF. An increase in the EPR may result in higher instalment payment amount. However, in any event the Effective Profit Rate shall not exceed the Ceiling Profit Rate ("**CPR**") of 12.00%.*
Administration Fees	A one-off fee (up to 1.00% of financing) charged to the customer for administration of the financing facility.
Professional Fees	The principles and procedures relating to legal expenses incurred, as charged by solicitor. Shall be paid by the customer or through financing.
Due Diligence Fees	For technical due diligence deemed necessary as part of the financing/loan application requirements.
Stamp Duty	As per Stamp Act 1949 (Revised 1989)
Takaful Charges	MDV may provide quotation from the company's panel. However, the customer is allowed to use other operators as long as it complies with MDV requirements.
Non-Utilisation Fee	Floor Profit Rate may be charged for the Unutilised Portion of the facility
Other Fees	All other costs and expenses i.e. legal fees and other charges incurred in the preparation of all documentation and perfection of our security documents.

Note: The above fees & charges are subject to Sales & Service Tax (where applicable)

SECURITY

Collateral	The quantum of security coverage required shall be proposed/ determined by the processing officer based on the credit assessment of each case, in accordance with MDV's Guidelines.
Requirements	Assignment of Proceeds, Debenture, Sinking Fund and Joint and Several Guarantees are typically required.
Others	May be required based on the specifics of an application

2. WHAT ARE YOUR OBLIGATIONS

- ✓ Pay the scheduled payment instalments in a timely manner. Payments are generally scheduled as per the Letter of Offer ('LO").
- ✓ Make full settlement (principal and profit, subject to rebate) upon maturity of the facility and any other agreed obligations as stipulated under the Facility Agreement, Security Documents and Transaction Documents.

What if I want to fully settle before facility tenure?

For **EPC**, MDV shall grant *Ibra'* (Rebate) in respect of any amount due under the Facility

Ibra' = Deferred Profit
Deferred Profit = Total CPR Profit – Accrued Profit

What if I fail to fulfil my obligations?

MDV may impose a compensation (Ta'widh) at up to 1.00% per annum on the overdue amount during the tenure of the facility.

LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP PAYMENTS ON YOUR FINANCING AND BREACH ANY AGREED TERMS AND CONDITIONS STIPULATED UNDER THE FACILITY AGREEMENT, SECURITY DOCUMENTS AND TRANSACTION DOCUMENTS.

If you have any difficulties in making payments, you should contact us earliest as possible to discuss payment alternatives.

For enquiries with regards to the facility, please contact Client Coverage, Business Division at:

Malaysia Debt Ventures Berhad No. 200201010450 (578113-A)
Unit 13.01, Level 13,
Menara AIA Cap Square,
No. 10, Jalan Munshi Abdullah,
50100 Kuala Lumpur, Malaysia.

03-26172888

If you wish to file a complaint on the facility or services provided by MDV, you may contact us at:

Malaysia Debt Ventures Berhad No. 200201010450 (578113-A)
Unit 13.01, Level 13,
Menara AIA Cap Square,
No. 10, Jalan Munshi Abdullah,
50100 Kuala Lumpur, Malaysia.

03-26172888

For more information on financing facility, please refer to the MDVs website at www.mdv.com.my

The information in this Product Disclosure Sheet is valid from December 2025 until further notice