PRODUCT DISCLOSURE SHEET ("PDS")

Please read and understand this Product Disclosure Sheet and the general terms and conditions governing the Liquidity Equipment and Asset Purchase Programme before deciding to take up this product. If you have any questions about the terms and conditions, please seek clarification from your assigned Malaysia Debt Ventures Berhad ("MDV") Client Coverage Manager. Ensure that you fully understand the product and that the terms and conditions suit your financing and/or business requirements.

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

Product Name:

Liquidity for Equipment and Asset Purchase Programme (LEAP) (Islamic)

1. WHAT IS THE MDV LEAP PRODUCT ABOUT

This product offers non-revolving facility financing solution option for ICT assets/equipment, as an alternative to the hire-purchase / leasing option.

The product is available via Islamic Commodity Murabahah and is up to a RM30 million limit per customer.

Margin of Financing
Up to 85% of the contract value OR up to 100% of Capital Expenditure (CAPEX) cost (including any relevant taxes), whichever is lower.

Financing Tenure
Up to 60 months, with up to 6-month grace period and up to 6- month of utilisation period.

Payment
Fixed principal and profit amount throughout the facility tenure with the exception for the last payment, which is for balance outstanding.

Letter of Undertaking (LU)
May be issued upon request by the Customer to its supplier upon acceptance of the LO.

Further 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

LEAP 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 LEAP:

- 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 limited company incorporated in Malaysia
- Minimum paid-up share capital of RM100,000
- Commercialised Products & Services within MDV's mandate
- Malaysia, no foreign shareholding restrictions.
- Minimum of five (5) employees with qualified technical teams and partner credentials.

TYPES OF RATES, FEES & CHARGES

Financing Rate	Fixed and flat rate based on MDV's existing *Effective Cost of Financing ("**ECOF**")* risk-based pricing *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.
LU Fees	0.2% charge from the total nett amount undertaken, subject to a minimum of RM1,500.00.

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.
Debenture	Specific Debenture on the assets to be financed
Takaful Policy	1. Assets under the financing shall also be adequately protected by Takaful throughout the financing tenure with MDV shall be the beneficiary of the takaful policy. 2. Assignment of Takaful Guarantee with coverage amount equivalent to 2 months payment, to be effective throughout the financing tenure *Alternative to #1 - Memorandum of Deposit (MOD) of Fixed Deposit up to equivalent of 2 months payment*
Deed of Assignment or Irrevocable Payment Instruction	To be completed with the corresponding Notice, with acknowledgement from the respective Project Awarders.
Joint and Several Guarantee (JSG)	The directors and majority shareholders of the company shall provide their Joint and Several Guarantees on the financing.

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 **LEAP**, 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 January 2025 until further notice