


|   |   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
|---|---|---|--|---------------------------|---|-----------|-------------------------|---|-----------------------|-----|---|----------------------|--|---|------------|
| PRODUCT DISCLOSURE SHEET  |   | <div> <b>HongLeong Bank</b></div> <div>Share Margin Financing (SMF)</div> <div>Date: &lt;Date Letter of Offer issued&gt;</div> |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Read this Product Disclosure Sheet before you decide to take up Share Margin Financing. Be sure to also read the terms in the Letter of Offer. Seek clarification from the Bank if you do not understand any part of this document or the general terms   |   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| 1. What is this product about?  |   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| This is a secured credit facility offered by Hong Leong Bank Berhad (" <b>Bank</b> ") to individuals and/or investment holdings companies to finance their purchase of securities listed on Bursa Malaysia Main and ACE Market. Variations to the Share Margin Financing facility offered by Hong Leong Bank entails Initial Public Offering (IPO) Financing and Employee Share Option Scheme (ESOS) Financing. |   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| It is a revolving credit facility that is repayable on demand. You are offering your pledged securities acceptable by the Bank for Share Margin Financing (" <b>the Facility</b> "). Interest shall be charged on the utilised portion of your credit facility.   |   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| 2. What do I get from this product?   |   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Product Features  |   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Item  | Description   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Facility Limit  | <ul style="list-style-type: none"><li>Minimum RM 50,000</li><li>Maximum credit limit is subject to management approval</li></ul>  |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Margin of Financing (" <b>MOF</b> ")  | Up to 60%   |   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Loan Servicing Ratio (" <b>LSR</b> ")   | <div><math display="block">LSR = \frac{\text{Total Outstanding Balance} - \text{FD or Cash}}{\text{Total Collateral Value} *}</math></div> <div>Example:<table><tr><td>Total Outstanding Balance</td><td>=</td><td>RM35,000</td></tr><tr><td>Total Collateral Value*</td><td>=</td><td>RM100,000</td></tr><tr><td>LSR</td><td>=</td><td>RM35,000 / RM100,000</td></tr><tr><td></td><td>=</td><td><b>35%</b></td></tr></table><div>*Collateral value is determined by the Bank</div></div> |   |  | Total Outstanding Balance | = | RM35,000  | Total Collateral Value* | = | RM100,000             | LSR | = | RM35,000 / RM100,000 |  | = | <b>35%</b> |
| Total Outstanding Balance   | =   | RM35,000  |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Total Collateral Value*   | =   | RM100,000   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| LSR   | =   | RM35,000 / RM100,000  |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
|   | =   | <b>35%</b>  |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Trading Limit   | <ul style="list-style-type: none"><li>Fixed Deposit ("<b>FD</b>") / Cash - Up to 2.5x of the pledged value</li></ul> <div><math display="block">\text{Trading Limit} = \text{FD or Cash} \times 2.5 \text{ times}</math></div> <div>Example:<table><tr><td>FD or Cash</td><td>=</td><td>RM100,000</td></tr><tr><td>Trading Limit</td><td>=</td><td>RM100,000 x 2.5 times</td></tr><tr><td></td><td>=</td><td>RM250,000</td></tr></table></div>  |   |  | FD or Cash                | = | RM100,000 | Trading Limit           | = | RM100,000 x 2.5 times |     | = | RM250,000            |  |   |            |
| FD or Cash  | =   | RM100,000   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
| Trading Limit   | =   | RM100,000 x 2.5 times   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |
|   | =   | RM250,000   |  |                           |   |           |                         |   |                       |     |   |                      |  |   |            |

|  |  |                        |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
|--|--|------------------------|---|-----------|---------------------|---|-----------------------|--|---|-----------|------------------------|---|-----------|---------------|---|-----------------------|--|---|-----------|
|  | <ul style="list-style-type: none"><li>Quoted shares - Up to 1.5x of the Bank value</li></ul> <div><div>Trading Limit = [Total Collateral Value *× 1.5 times]</div></div> <p>Example:</p> <table><tr><td>Total Collateral Value</td><td>=</td><td>RM100,000</td></tr><tr><td>Trading Limit</td><td>=</td><td>RM100,000 x 1.5 times</td></tr><tr><td></td><td>=</td><td>RM150,000</td></tr></table> <p><i>*Collateral value is determined by the Bank</i></p> <ul style="list-style-type: none"><li>Unit Trust - Up to 1.5x of the Bank value</li></ul> <div><div>Trading Limit = [Total Collateral Value *× 1.5 times]</div></div> <p>Example:</p> <table><tr><td>Total Collateral Value</td><td>=</td><td>RM100,000</td></tr><tr><td>Trading Limit</td><td>=</td><td>RM100,000 x 1.5 times</td></tr><tr><td></td><td>=</td><td>RM150,000</td></tr></table> <p><i>*Collateral value is determined by the Bank</i></p> | Total Collateral Value | = | RM100,000 | Trading Limit       | = | RM100,000 x 1.5 times |  | = | RM150,000 | Total Collateral Value | = | RM100,000 | Trading Limit | = | RM100,000 x 1.5 times |  | = | RM150,000 |
| Total Collateral Value                   | =  | RM100,000              |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Trading Limit                            | =  | RM100,000 x 1.5 times  |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
|  | =  | RM150,000              |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Total Collateral Value                   | =  | RM100,000              |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Trading Limit                            | =  | RM100,000 x 1.5 times  |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
|  | =  | RM150,000              |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Margin Call                              | Triggered when LSR ≥ 65%   |                        |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Force Selling                            | Triggered when LSR ≥ 80%   |                        |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Prescribed Rate / Effective Lending Rate | <p>Prescribed Rate: SBR + 2.25% per annum (Effective Lending Rate* at 5.25% per annum where the Standardised Base Rate ("SBR") is currently at 3.00% per annum)</p> <p><i>* This is an indicative rate and the actual Effective Lending Rate will be determined by Bank management.</i></p> <p>Note:</p> <ul style="list-style-type: none"><li>Interest is calculated on daily rest basis.</li><li>The final prescribed interest rate will be stated in Letter Offer that will be given to you upon loan acceptance.</li><li>The Facility is subject to yearly review at the discretion of the Bank where the Bank reserves the right to suspend, recall, cancel or terminate the Facility at any time by giving a prior written notice.</li></ul>   |                        |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Cash Drawdown                            | <ul style="list-style-type: none"><li>The purpose of the drawdown is solely for the purchase of shares listed on Bursa Malaysia and shares related advances.</li><li>Up to 58% of the total collateral value determined by the Bank</li></ul> <div><div>Cash Drawdown Limit = [Total Collateral Value *× 58%]</div></div> <p>Example:</p> <table><tr><td>Total Collateral Value</td><td>=</td><td>RM100,000</td></tr><tr><td>Cash Drawdown Limit</td><td>=</td><td>RM100,000 x 58%</td></tr><tr><td></td><td>=</td><td>RM58,000</td></tr></table> <p><i>*Collateral value determined by the Bank</i></p>   | Total Collateral Value | = | RM100,000 | Cash Drawdown Limit | = | RM100,000 x 58%       |  | = | RM58,000  |                        |   |           |               |   |                       |  |   |           |
| Total Collateral Value                   | =  | RM100,000              |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
| Cash Drawdown Limit                      | =  | RM100,000 x 58%        |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |
|  | =  | RM58,000               |   |           |                     |   |                       |  |   |           |                        |   |           |               |   |                       |  |   |           |

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|---|---|
| Dividends   | Dividends received from pledged collateral (i.e. Shares and Unit Trust) will be credited back to your loan account and used to settle the outstanding Share Margin Financing loan amount. If you wish to withdraw your received dividends, you may submit a drawdown request. |
| <b>3. Who is eligible to apply for this product?</b>  |   |
| <ul style="list-style-type: none"> <li>Individuals aged between 18 to 70, and</li> <li>Malaysian or</li> <li>Malaysian with Permanent Residency of a country outside Malaysia, and stays more than 182 days per calendar year in Malaysia, or</li> <li>Non-Malaysian with Permanent Residency in Malaysia, and stays more than 182 days per calendar year in Malaysia.</li> <li>Investment holding companies incorporated/registered in Malaysia or approved by Malaysian authority.</li> </ul> |   |
| <b>4. What is the Standardised Base Rate (SBR)?</b>   |   |
| 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 of Bank Negara Malaysia.   |   |
| <b>5. What are the possible scenarios to trigger a change in the SBR?</b>   |   |
| The SBR can rise or fall due to changes in the benchmark rate, i.e. changes in the Overnight Policy Rate (OPR).   |   |
| <b>6. Historical SBR for the past 3 years</b>   |   |
| <p style="text-align: center;"><b>Published BR, BLR and SBR</b></p> <p>Note : SBR is 3.00% per annum effective 9 May 2023</p> <p>Legend: BR (green line), BLR (blue line), SBR (orange line)</p>  |   |
| For a longer historical series, please refer to our website at <a href="https://www.hlb.com.my/en/personal-banking/help-support/interest-rates/reference-rate.html">https://www.hlb.com.my/en/personal-banking/help-support/interest-rates/reference-rate.html</a>  |   |

## 7. What are my obligations?

- No monthly fixed repayment is required, however the interest payable amount on your outstanding balance is capitalised on a monthly basis, based on the utilised amount of your Facility.
- All financing amount outstanding/loan outstanding under the Facility, including the principal sum, interest and any other fees and charges must be repaid upon demand.
- Interest is calculated on daily rest basis commencing from the date of first advance and calculated on the daily outstanding balance of the Facility.
- Formula used to calculate the interest charge (daily rest):

$$\text{Daily Interest Charge} = \frac{\text{Total Outstanding Balance of the day} \times i}{T}$$

Where,

$i$  = Interest rate (per annum)

$T$  = Number of days in a year

Example:

|                           |   |   |
|---------------------------|---|---|
| Total Outstanding Balance | = | RM35,000  |
| Daily Interest Charge     | = | $\frac{RM35,000 \times 5.25\%}{365 \text{ days}}$ |
|                           | = | RM5.034   |

- You shall maintain the LSR at all times.
- In the event you exceed the approved MOF by 5%, there will be a Margin Call and your account must be regularised back to the approved MOF ratio within forty-eight (48) hours excluding non-market days.
- The LSR ratio on your account may fluctuate according to the valuation of your pledged shares as determined by the Bank.
- If the outstanding balance is in excess of Approved Facility Limit, repayment(s) must be made to reduce the outstanding balance.
- The interest derived from the utilised principal sum (including additional and capitalised interest) will be capitalised on a monthly basis, to be added to the principal sum then owing at the Prescribed Rate.

## 8. What other charges do I have to pay?

For full list of fees and charges, please visit our website [www.hlb.com.my/loan1](http://www.hlb.com.my/loan1) or scan here:



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|---|
| <b>9. What if I fail to fulfil my obligations?</b>  |
| <ul style="list-style-type: none"> <li>When the loan outstanding amount exceeds the Facility Limit, default interest of 1% per annum is charged on the excess portion above the Facility Limit.</li> <li>In the event of a failure to regularise the account position during a margin call, the Bank will proceed to liquidate part of or the entire portion of the pledged shares to restore the financing ratio.</li> <li>Right to set-off: The Bank has the right to set-off credit balance in any of your account(s) maintained with us towards full settlement or to reduce the outstanding loan in your Share Margin Financing related account(s) by providing seven (7) calendar days' written notice to you.</li> <li>Further legal action may be taken against you if you have shortfall in your account.</li> <li>Legal action against you may affect your credit rating leading to credit being more difficult or expensive to you.</li> </ul>                               |
| <b>10. What if I fully settle the loan during the lock in period?</b>   |
| <ul style="list-style-type: none"> <li>Lock in period: Twelve (12) months (to start from dd/mm/yyyy)</li> <li>Early Redemption Penalty:<br/>If the facility is partially or fully settled by another loan facility provider before the expiry of twelve (12) months from the date of the agreement, there will be a penalty of 2% of the facility limit at the point of redemption.</li> </ul>  |
| <b>11. Do I need any insurance/takaful coverage?</b>  |
| Not Applicable.   |
| <b>12. Do I need a guarantor or collateral?</b>   |
| <ul style="list-style-type: none"> <li>The requirement of any guarantor is subject to the credit assessment by the Bank.</li> <li>Examples of acceptable collaterals are cash, FD placed with the Bank and quoted shares on Bursa Malaysia, unit trust distributed by the Bank, or any other securities approved by the Bank.</li> </ul>  |
| <b>13. What are the major risks?</b>  |
| <ul style="list-style-type: none"> <li><b>Loan Financing Risk</b><br/>You should assess the inherent risk/existing risk of investing with borrowed money which should include the following: <ul style="list-style-type: none"> <li>i. The ability to service interest and repay the outstanding credit facility as and when is required; and</li> <li>ii. The ability to provide additional cash and/or securities should pledged collateral value fall beyond a certain level/the account is under margin call or force sell.</li> </ul> </li> <li><b>Interest Rate Risk</b><br/>The effect of increase in interest rates on the loan financing, an increase in interest rate will reduce the return of investment.</li> <li><b>Liquidity Risk</b><br/>The pledged securities or asset cannot be liquidated immediately in the market to rectify the margin call/ force sell level, resulting lower sales/ redemption proceeds and may lead to lower return of investment.</li> </ul> |
| <b>14. What do I need to do if there are changes to my contact details?</b>   |
| It is important that you inform us of any change in your contact details such as telephone numbers, mailing address and email address to ensure that all correspondences reach you in a timely manner. To update your correspondence details, please contact the Bank at +603-7626 8899 or visit any of our nearest branches nationwide.  |

## 15. Where can I get assistance and redress?

- If you have difficulties in making repayments, you may contact us as early as possible to discuss alternatives. You may contact our **Share Margin Financing Centre** at:  
Hong Leong Bank Berhad  
Level 12 Hong Leong Tower,  
No. 6, Jalan Damanlela,  
Bukit Damansara, 50490 Kuala Lumpur.  
Tel : +603-2081 2891 / +603-2081 2845  
E-mail : SMF\_KLM@hlbb.hongleong.com.my
- Alternatively, you may also seek the services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara to provide free services on money management, credit counseling, financial education and debt restructuring for individuals. You can contact **AKPK** at:  
Tingkat 5 and 6,  
Menara Bumiputra Commerce,  
Jalan Raja Laut,  
50350 Kuala Lumpur.  
Tel : +603-2616 7766  
E-mail : enquiry@akpk.org.my
- **POWER!** (Pengurusan Wang Ringgit Anda) Programme, offered by AKPK, promotes prudent money management and financial discipline to individual borrowers. To register and for further information, you can contact at:  
Tel : +603-2616 7766  
Website : <https://power.akpk.org.my/> or [www.akpk.org.my](http://www.akpk.org.my)
- If you wish to complain on the products or services provided by the Bank, you may contact **Customer Advocacy** at:  
Hong Leong Bank Berhad  
Level 13A, Hong Leong Tower,  
No. 6, Jalan Damanlela,  
Bukit Damansara, 50490 Kuala Lumpur.  
Tel : +603-7626 8821 / +603-7626 8802 / +603-7626 8812  
E-mail : customerservice@hlbb.hongleong.com.my
- If your query or complaint is not satisfactorily resolved by the Bank, you may contact **Bank Negara Malaysia LINK** at:  
4<sup>th</sup> Floor, Podium Bangunan AICB,  
No. 10, Jalan Dato' Onn,  
50480 Kuala Lumpur  
Tel : 1-300-88-5465  
Fax : +603-2174 1515  
For more information, please visit [bnmlink.bnm.gov.my](http://bnmlink.bnm.gov.my)

- If you are dissatisfied with the outcome of the internal dispute resolution process, please refer your dispute to **Financial Markets Ombudsman Service ("FMOS")** at  
Level 14, Main Block Menara Takaful Malaysia,  
No.4 Jalan Sultan Sulaiman,  
50000 Kuala Lumpur.  
Tel : +603-2272 2811  
For more information, please visit <https://www.fmos.org.my/>

#### 16. Where can I get further information?

- Should you require additional information on Hong Leong Bank Share Margin Financing, please visit any of our nearest branches nationwide and our website at [www.hlb.com.my](http://www.hlb.com.my)
- If you have any enquiries, please contact **Share Margin Financing Sales Centre** at:  
Tel : +603-2081 8770 / +603-2081 1678 / +603-2081 1674  
Email : [HLBBSMFDept@hlbb.hongleong.com.my](mailto:HLBBSMFDept@hlbb.hongleong.com.my)

#### 17. Other loan packages available

Overdraft facility secured by Unit Trust

**IMPORTANT NOTE: THE BANK MAY PROCEED TO LIQUIDATE YOUR PLEDGED COLLATERAL(S) IF YOU DO NOT REGULARISE A MARGIN CALL WITHIN THE GRACE PERIOD OF FORTY-EIGHT (48) HOURS EXCLUDING NON-MARKET DAYS. FORCE SELLING MAY IMMEDIATELY BE TAKEN AGAINST YOUR PLEDGED COLLATERAL(S) IF MARGIN OF FINANCING EXCEEDS 80% AT ANY TIME.**

The information provided in this disclosure sheet is valid as at **30 June 2025.**

#### **Applicant's Declaration:**

I hereby declare that I have read and understood the contents of the Product Disclosure Sheet contained herein.

Applicant's Signature : \_\_\_\_\_

Applicant's Name : \_\_\_\_\_

Applicant's NRIC / Passport : \_\_\_\_\_

Date : \_\_\_\_\_