



ORIX Leasing Malaysia Berhad [Reg. No.: 197301002250 (15741-D)]
Product Name – **i-Lease (*Al Ijarah Muntahiya Bi Tamleek*)**

PRODUCT DISCLOSURE SHEET

Kindly read this Product Disclosure Sheet together with the general and specific terms and condition attached herewith (if any) before you subscribe to **i-Lease**.

1. What is this product about?

i-Lease is a facility offered to business enterprises for leasing of Equipment for commercial purposes. The i-Lease Agreement shall be entered between the Lessee and ORIX as the Lessor.

2. What is the *Shariah* concept applicable under this product?

i-Lease is based on the concept of ***Al Ijarah Muntahiya Bi Tamleek***.

The Lessor as the Owner of the Equipment leases out the Equipment to the Lessee at an agreed lease rental and pre-determined lease period. The Ownership of the Equipment remains with the Lessor while the Lessee only owns the right of use (*usufruct*) of the Equipment.

At the end of the lease period, the Lessee may:

- Renew the lease; or
- Purchase the Equipment at a fair market price.

3. What do I get from this product?

Leasing Tenor	Up to ____ (years)
Margin of Financing	Up to ____ (%)
Payment Term	By equal monthly lease rental over the agreed leasing period
Profit Rate	Fixed rate

A security deposit will be required where applicable. The said deposit will cover against losses arising from the default on rental payment and/or other obligations, damages to the leased asset which is caused by the Lessee and/or third party acting with or on behalf of the Lessee or a Sub-Lessee.



4. What are my obligations?

- Monthly Rental of RM _____ for a period of _____ months.
- Total Rental Payable: RM_____.

As the Lessee, you have the obligation to pay the rentals promptly, inform ORIX (Lessor) of any changes in your address and continue to ensure that the Equipment leased is adequately covered (insured).

5. What are the fees and charges I have to pay?

- Stamp Duty as per the Stamp Duty Act 1949 (Revised 1989)
- Costs and charges relating to the i-Lease documentation
- Takaful / Insurance premium
- Goods and Services Tax on rental and documentation charges
(*kindly refer to the Letter of Offer for any other charges or fees*)

6. Do I need a guarantor?

This is subject to ORIX's credit evaluation and approval.

7. Do I need a Takaful coverage?

The Lessee is required to obtain a Takaful coverage from ORIX's panel of Takaful operators as priority.

8. What if I fail to fulfil my obligations?

- ORIX reserves the right to cancel the facility if it is not utilised for the purpose(s) as approved by ORIX or if the facility is used for a purpose prohibited by the *Shariah*.
- The consequences of failing to meet your monthly repayments include:
 - (i) Late payment charges of 0.065% per day on the amount in arrears calculated daily will be charged; and
 - (ii) ORIX as the Lessor has the right to repossess the Equipment.
- ORIX has the right to commence legal action against the Hirer and Guarantor/s (if any) to recover any amount outstanding.



- In the event of a default, based on the *Shariah* principle of *Wa'ad*, the Lessee agrees that:
 - (i) ORIX shall have the liberty to sell the Equipment to any third party by way of public auction or private treaty; and
 - (ii) Pursuant to the sale in (i), to pay the Lessor the difference between on one hand the total amount payable for the Equipment including any sums or moneys which may become payable, all cost and expenses incurred by the Lessor (including the legal costs on a full indemnity basis), loss of profits and late payment charges under the Lease Agreement and on the other hand the aggregate of (a) the net proceed of sale of the Equipment upon sold and (b) the sum previously paid by the Lessee (the net proceeds of sale shall mean the sale price less the cost and expenses of repossession, storage and sale, and any sums expended by the Lessor in putting the Equipment into good order and repair for the purposes of such sale).

9. What if I fully settle before maturity?

The Lessor has the right to demand from the Lessee the full amount of the Agreed Loss Value and to claim from the Lessee, compensation for all loss and damages including but not limited to loss of profits.

10. What are the documents required?

- Company's profile
- Statutory documents
- Latest six months' bank statements
- Three years of audited financial statements
- Other supporting documents (if applicable)

11. Where can I get further information?

Should you require any additional information on financing, please contact us at our nearest branch or call centre at +603-2632 7000 or visit our website at <https://www.orix.com.my>.

12. Are there any other financing packages available?

ORIX offers other Islamic products such as i-Hire Purchase, i-Factoring, and i-Rental.



THIS PRODUCT DISCLOSURE SHEET IS NOT A LEGALLY BINDING SHEET, AGREEMENT, OR DOCUMENT. YOUR APPLICATION IS SUBJECT TO OUR CREDIT EVALUATION (INCLUDING YOUR CREDIT STATUS FROM INTERNAL AND EXTERNAL SOURCES) AND APPROVAL IS AT THE SOLE DISCRETION OF ORIX.

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