

Notice of Revision to HSBC Amanah HomeSmart-i Letter of Offer Terms and Conditions

13 November 2025

Dear Valued Customers,

This notice is intended for customers who are holding the HomeSmart-i and/or Business Premises Smart-i ("Facility") for the past 5 years. We would like to inform you that we have amended the HSBC Amanah HomeSmart-i and Business Premises Smart-i Letter of Offer Terms and Conditions which shall take effect on 11 December 2025. The objective of this amendment is to enhance the Shariah structure of the redrawal facility, details of which are included in the table below.

Kindly rest assured that there are no changes to your Lease Rental Rate, Monthly Payment and other fees and charges. You may continue to use the Facility without interruptions and no action is required from you.

HSBC Amanah HomeSmart-i/ Business Premises Smart-i Letter of Offer		
Clause	Current Version (December 2024)	Revised Version (November 2025)
10(c) Fees and Charges	Additional rental charges will be charged at RM40 per month if the average utilization rate (average outstanding balance divided by current month facility limit) for the month is less than 50%. Additional rental charges only be applied (if applicable) upon full disbursement of the Facility or upon first payment of Monthly Payment, whichever is earlier. When applicable, it only applies for the period of 5 years from the date of Full Disbursement or first Monthly Payment date, as the case may be. (Applicable to Facility 1 only) <i><The above clause (c) for Fees & Charges only applicable for product code of MH3 and MH6></i>	Additional rental charges will be charged at RM40 per month as utilization fee if the average utilization rate of the Facility (i.e. average outstanding balance (including any usage of redrawal facility pursuant to the terms in clause 5 (<i>Prepayment and Redrawal Facility</i>) of the Annexure) divided by current month facility limit) for the month is less than 50% of the Facility Amount. The Bank will charge additional rental charges for the first 5 years of the Facility (i) from the date of full disbursement of the Facility; or (ii) your first Monthly Payment date, whichever earlier. (Applicable to Facility 1 only) <i><The above clause (c) for Fees & Charges only applicable for product code of MH3 and MH6></i>
ANNEXURE – HomeSmart-i		
3(h) Payment Terms	Excess Monthly Payment paid by you is prepayment which will be applied in accordance with the terms in clause 5 of this Annexure below on Prepayment and Redrawal Facility.	Excess Monthly Payment paid by you is prepayment which will be applied in accordance with the terms in clause 5 (<i>Prepayment and Redrawal Facility</i>) of this Annexure below.
5. Prepayment and	You may make prepayment subject to the following conditions:	(Applicable to Facility(ies) with / without a prescribed ceiling rate)

Redrawal Facility	a) Applicable for Facility(ies) without a prescribed ceiling rate If you pay the Bank an amount exceeding the Monthly Payment due, such excess amount paid shall be deemed as payment made for the purchase of the Bank's undivided portion of beneficial ownership in the Property and will reduce the outstanding Facility amount. Such amount paid in excess of the Monthly Payment due is available for your redrawing from time to time subject to the Bank's approval and upon the terms and conditions herein, where each redrawing made by you shall be deemed as payment made by the Bank for the purchase of your undivided portion of beneficial ownership in the Property, provided that: - such redrawing is made within the Tenure; - at the time of redrawing, the Bank is satisfied that the redrawing will not result in any breach of any terms contained in this Letter of Offer or in any of the Security Documents or in the non-compliance with any guidelines or directives or laws or regulations currently in force at the time or from time to time, including but not limited to such guidelines or directives issued by Bank Negara Malaysia; - at the time of redrawing, the Bank is satisfied that no Event of Default under this Agreement has occurred or is continuing or will result from the utilisation of the amount redrawn or any part thereof; - such redrawing is agreed to be effected by way of cheque, ATM/debit card, telebanking and/or internet banking; - any other conditions and/or requirements as notified by the Bank to you are fulfilled to the satisfaction of the Bank, and - the redrawn amount shall be added to the outstanding Facility Amount, where Lease Rentals shall be charged at the Lease Rental Rate.	a) You may make prepayment subject to the following conditions: After the Facility has been fully disbursed, if you pay the Bank an amount exceeding the Monthly Payment due which is not for early settlement ("Advance Payment"), the Bank may allow you to redraw the amount equivalent to the Advance Payment or any part of the Advance Payment ("Redraw"), subject to the terms and conditions herein, provided that: - such redrawing is made within the Tenure; - at the time of redrawing, the Bank is satisfied that the redrawing will not result in any breach of any terms contained in this Letter of Offer or in any of the security documents or in the non-compliance with any guidelines or directives or laws or regulations currently in force at the time or from time to time, including but not limited to such guidelines or directives issued by Bank Negara Malaysia; - at the time of redrawing, the Bank is satisfied that no Event of Default under this Letter of Offer or in any of the security documents has occurred or is continuing or will result from the utilisation of the amount redrawn or any part thereof; - such redrawing is agreed to be effected by way of cheque, ATM/debit card, telebanking and/or internet banking; - Redraw is not allowed from the normal instalment amount already paid, nor is it allowed from prepayment amounts made through or from the Employee Provident Fund (EPF)'s withdrawal scheme; - the redrawn amount shall be added to the outstanding balance, where Lease Rentals shall be charged at the Lease Rental Rate computed based on the newest outstanding balance; and - any other conditions and/or requirements as notified by the Bank to you are fulfilled to the satisfaction of the Bank. b) <u>Structure of the Redrawal Facility</u> - The Advance Payment will be treated as payment made for the purchase of the Bank's undivided portion of beneficial
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	Any excess amount paid using your funds from the Employee Provident Fund ("EPF") (if any) shall not be available for redrawing. Any amount paid in excess of the Monthly Payment due which is not for early settlement, may result in the acquisition of all of the Bank's undivided portion of beneficial ownership in the Property. This shall not result in a dissolution of the Diminishing Musharakah Arrangement herein. Upon each purchase by either you or the Bank of the undivided portion of beneficial ownership in the Property, the Lease Rental shall be adjusted accordingly. b) Applicable for Facility(ies) with a prescribed ceiling rate If you pay to the Bank an amount exceeding the Monthly Payment due, such excess amount paid shall be deemed as payment made for the purchase of the Bank's undivided portion of beneficial ownership in the Property and will reduce the outstanding Facility amount. Any excess amount paid by you, including from your funds from the EPF shall not be available for redrawing. Any amount paid in excess of the Monthly Payment due which is not for early settlement may result in the acquisition of all of the Bank's undivided portion of beneficial ownership in the Property. This shall not result in a dissolution of the Diminishing Musharakah Arrangement herein. Upon each purchase by the Bank of the undivided portion of beneficial ownership in the Property, the Lease Rental shall be adjusted accordingly.	ownership in the Property (up to 99% of the Bank's undivided portion of beneficial ownership in the Property) and will reduce the outstanding balance accordingly to compute the Lease Rental Rate based on the newest outstanding balance. The Bank will continue to retain 1% of the Bank's undivided portion of beneficial ownership in the Property to facilitate the Arrangement, until and unless the Arrangement is dissolved in accordance with Clause 7(i) (<i>Dissolution of the Arrangement</i>) of this Annexure below.
7(f)(iii) Monthly Payments to the Bank	In the event that you utilise funds from your EPF account to pay the amount due and payable under the Facility, it shall be deemed that you have purchased such corresponding proportion of the Bank's undivided portion of beneficial ownership in the Property and the Bank's undivided portion of beneficial ownership in the Property shall be proportionately reduced. Redrawings via the	In the event that you utilise funds from your EPF account to pay the amount due and payable under the Facility, it shall be deemed that you have purchased such corresponding proportion of the Bank's undivided portion of beneficial ownership in the Property and the Bank's undivided portion of beneficial ownership in the Property shall be proportionately reduced. Redrawings via the Bank's redrawal facility under clause 5 (<i>Prepayment and Redrawal</i>

	Bank's buy back scheme are not allowed in respect of the amounts paid using EPF funds.	Facility) of this Annexure are not allowed in respect of the amounts paid using EPF funds.
7(i) Dissolution of the Arrangement	It is agreed that: - (i) the Arrangement will be dissolved when you have acquired one hundred percentum (100%) of the Bank's undivided portion of beneficial ownership in the Property by having paid all sums due and payable by you under this Letter of Offer, the Facility Agreement and the security documents, whereupon the Bank will transfer all of the Bank's undivided portion of beneficial ownership in the Property to you at your cost and expense Provided Always that the Arrangement shall not be dissolved if your acquisition of one hundred percentum (100%) of the Bank's undivided portion of beneficial ownership in the Property was from amount paid in excess of the Monthly Payment due which is not for early settlement and no early settlement notice in accordance with paragraph 7(g)(ii) of this Annexure was given by you to the Bank; or (ii) if you have not acquired one hundred percentum (100%) of the Bank's undivided portion of beneficial ownership in the Property upon expiry of the Tenure, you may purchase the Bank's remaining undivided portion of beneficial ownership in the Property by paying all sums payable under this Letter of Offer, the Facility Agreement and the security documents, whereupon the Bank will transfer all of the Bank's undivided portion of beneficial ownership in the Property to you at your cost and expense and thereafter the Arrangement shall be dissolved. If you do not wish to purchase the Bank's remaining undivided portion of beneficial ownership in the Property, the Bank shall have the right to exercise its rights as stipulated in paragraph 7(h) of this Annexure; or (iii) if you have become incapable of effecting commercial transactions in accordance with Shariah, or upon your death or you being declared of unsound mind, the Bank shall have the right to exercise its rights as stipulated in the Facility Agreement and the Arrangement will be dissolved accordingly.	It is agreed that: - (i) the Arrangement will be dissolved when you have acquired one hundred percentum (100%) of the Bank's undivided portion of beneficial ownership in the Property by having paid all sums due and payable by you under this Letter of Offer, the Facility Agreement and the security documents, whereupon the Bank will transfer all of the Bank's undivided portion of beneficial ownership in the Property to you at your cost and expense; or (ii) if you have not acquired one hundred percentum (100%) of the Bank's undivided portion of beneficial ownership in the Property upon expiry of the Tenure, you may purchase the Bank's remaining undivided portion of beneficial ownership in the Property by paying all sums payable under this Letter of Offer, the Facility Agreement and the security documents, whereupon the Bank will transfer all of the Bank's undivided portion of beneficial ownership in the Property to you at your cost and expense and submit an early settlement notice to the Bank in accordance with paragraph 7(g)(ii) (<i>Early Settlement</i>) of this Annexure, thereafter the Arrangement shall be dissolved. If you do not wish to purchase the Bank's remaining undivided portion of beneficial ownership in the Property, the Bank shall have the right to exercise its rights as stipulated in paragraph 7(h) (<i>Purchase Undertaking</i>) of this Annexure; or (iii) if you have become incapable of effecting commercial transactions in accordance with Shariah, or upon your death or you being declared of unsound mind, the Bank shall have the right to exercise its rights as stipulated in the Facility Agreement and the Arrangement will be dissolved accordingly.