

**“PROPERTY FINANCING CAMPAIGN WITH YK REAL ESTATE”**  
**SPECIFIC TERMS AND CONDITIONS (“T&C”)**

The following Specific T&C apply exclusively to Perbadanan Tabung Amanah Islam Brunei (Perbadanan TAIB) Property Financing Campaign with YK Real Estate (“Promotion”) and is to be read together with Perbadanan TAIB General Terms and Conditions and Property Financing Product Disclosure Sheet, which shall form part of this Specific T&C.

**1 DEFINITION**

- 1.1 **“Customer(s)”** refers to an individual who has an account with Perbadanan TAIB.
- 1.2 **“Non-Eligible Persons”** refers to employees, Board of Directors and Members of the Syariah Advisory Committee (“SAC”) of Perbadanan TAIB’s Group of Companies.
- 1.3 **“Promotion”** refers to Perbadanan TAIB Property Financing Campaign with YK Real Estate.
- 1.4 **“Promotion Period”** refers to the duration of the Promotion.
- 1.5 **“Property Financing”** means a secured or collateralized financing facility offered in Perbadanan TAIB for the purpose of purchasing a property.

**2 PROMOTION PERIOD**

- 2.1 The Promotion will commence **from 01 July 2023 until 31 December 2023 (“Promotion Period”)**.
- 2.2 Perbadanan TAIB, at its sole discretion, may revise the Promotion Period from time to time.

**3 ELIGIBILITY**

- 3.1 This Promotion is applicable to new and existing Customers of Perbadanan TAIB applying for financing facility for the purchasing a proposed unit of residential housing at Lot 1200, Kampong Kilanas from YK Real Estate (BOVEA Registration No. 02022EA).
- 3.2 Customer must assign their salary to Perbadanan TAIB throughout the duration of the financing.
- 3.3 The financing application is subject to Perbadanan TAIB’s approval process, the submission of complete documentations required and execution of offer letter.
- 3.4 Applications for this Promotion that do not meet the eligibility criteria as set by Perbadanan TAIB from time to time apart from as stated herein may automatically be disqualified.



- 3.5 Customers whose accounts have been suspended, cancelled or terminated for whatsoever reasons before or during the Promotion period shall automatically be disqualified from this Promotion.

#### **4 THE PROMOTION**

- 4.1 To enjoy this Promotion, the financing applied must be of a minimum approved amount of B\$100,000 with a minimum tenor of 15 years.
- 4.2 This Promotion is only applicable for the proposed 59 units of residential housing at Lot 1200, Kampong Kilanas.
- 4.3 During the Promotion Period, successful Customers shall be entitled to either one of the following promotional offers:

<b>No.</b>	<b>Promotional Offer</b>
1.	Profit rate of 4.00% with entitlement of 1% start-up cost or a maximum of B\$5,000.00
2.	Profit rate of 4.25% with entitlement of 4% start-up cost or a maximum of B\$9,000.00, whichever is lower.
3.	Profit rate of 4.50% with entitlement of 5% start-up cost or a maximum of B\$12,000.00, whichever is lower.

- 4.4 The profit rate for this Promotion is based on monthly reducing balance.
- 4.5 In the event the Customers settle the financing facility during the tenor, the start-up cost entitlement shall become repayable.
- 4.6 The start-up costs shall be used for payment of fees for preparation of legal documentation, fire insurance and valuation reports, as determined by Perbadanan TAIB.

#### **5 GENERAL**

- 5.1 By participating in this Promotion, the Customer agrees to be bound by this Specific T&C.
- 5.2 Perbadanan TAIB reserves the right to extend, cancel, terminate or suspend this Promotion at any time without assigning any reasons and without prior notice.
- 5.3 For the avoidance of doubt, any extension, cancellation, termination or suspension of this Promotion, the Customer whose financing has been approved shall not be entitled to any compensation or make any claim against Perbadanan TAIB.



- 5.4 Perbadanan TAIB reserves the right to modify, amend, vary or add to this Specific T&C at any time, and such modification, amendment, variation or addition shall be notified to the Customer.
- 5.5 In the event of any inconsistency between this Specific T&C and any brochure, marketing or material relating to this Promotion, this Specific T&C shall prevail.
- 5.6 Perbadanan TAIB shall not be liable to the Customers for any failure to receive notices due to including but not limited to spam, junk, other security settings or for any incorrect contact information.
- 5.7 Perbadanan TAIB shall not be liable for any loss, damage or expenses arising out of or in connection with the Customer's application for financing under this Promotion or resulting from Perbadanan TAIB's non-performance due to natural disaster, war, riot, strike, lockout, industrial action, fire, storm, act of terrorism, technical or system failure or any event beyond the Perbadanan TAIB's control.
- 5.8 Perbadanan TAIB makes no representation or warranty whatsoever in respect of YK Real Estate's products and services, whether as to the quality or merchantability or fitness for purpose or performance or otherwise whatsoever. Any disputes should be resolved directly with YK Real Estate.
- 5.9 Perbadanan TAIB's decision on any or all matters relating to this Specific T&C shall be final, conclusive and binding and no correspondences, queries, appeals or attempts to dispute such decision shall be entertained.
- 5.10 This Specific T&C shall be governed by and construed in accordance with the Laws of Brunei Darussalam and the Courts of Brunei Darussalam shall have exclusive jurisdiction to hear any dispute or claim arising herefrom.
- 5.11 An early settlement may be permitted subject to Perbadanan TAIB's terms and condition in relation to early settlement and shall subject to the existing fees and tariffs enforced.