

IMPORTANT NOTICE: The Assignor is advised to read and understand the terms and conditions of this Assignment ("Terms"), and if you do not understand any of the Terms, the Assignor is advised to seek CIMB Islamic Bank Berhad's clarification on such Terms before executing this Assignment.

DEED OF ASSIGNMENT ON RENTAL PROCEEDS

THIS ASSIGNMENT is made the day and the year stated in Item 1 of Schedule A hereto.

BETWEEN

- (1) The person(s) named and having his (their) address as stated in Item 3 of Schedule A hereto (hereinafter referred to as "the Assignor") of the one part

AND

- (2) CIMB ISLAMIC BANK BERHAD [Registration No. 200401032872 (671380-H)], a company incorporated in Malaysia with its registered office at Level 13, Menara CIMB, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur (hereinafter referred to as "the Assignee or Bank") of the other part

ARTICLE I DEFINITIONS

1.01 DEFINITIONS

- (a) Except where the context otherwise requires, or unless this Assignment otherwise provides, all words and expressions defined in the Transaction Documents (as hereinafter defined) when used or referred to in this Assignment, shall have the same meaning as that provided for in the Transaction Documents.
- (b) Similarly, wherever applicable, the provisions of this Assignment shall be interpreted in the same manner as the provisions of the Transaction Documents would be interpreted therein.
- (c) where the Assignor is a company, the provisions contained herein which are primarily and literally applicable to the case of natural persons shall be construed and take effect as if the Assignor were a natural person, and shall bind all of its assigns and successors-in-title.
- (d) In addition to those words and expressions already defined in the Transaction Documents, the following words and expression shall, unless the context otherwise requires, have the meaning respectively assigned to them hereunder:

"Address for Service"

- (a) Assignor
the Address as stated in Item 3 of Schedule A hereto;
- (b) Assignee
the Address as stated in Item 4 of Schedule A hereto;

"Assignee" or "Bank"	CIMB ISLAMIC BANK BERHAD [Registration No. 200401032872 (671380-H)], a company incorporated in Malaysia and having its registered office at Level 13, Menara CIMB, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur and having a branch at the address as stated in Item 4 of Schedule A hereto and includes its successors-in title, assigns and/or persons deriving title there under, as the case may be;
"Assignment"	this instrument including any variation(s) or amendment(s) which may be made in writing subject to the agreement of the Assignee;
"Assignor"	the person(s) named and having his (their) address as stated in Item 3 of Schedule A hereto and includes the Assignor's personal representatives, successors-in title, permitted assigns and/or persons deriving title there under, as the case may be;
"Customer"	the person(s) described in item 5 of Schedule A hereto and includes the Customer's personal representatives, successors-in title, permitted assigns and/or persons deriving title there under, as the case may be;
"Facility"	the banking and/or credit facilities granted by the Assignee to the Customer subject to the terms and/or conditions contained in the Transaction Documents, and include any part thereof, and the facilities are more particularly described in Item 6 of Schedule A hereto;
"General Facility Agreement"	the Agreement made between the Customer and the Assignee on the date as stated in Item 7 in Schedule A hereto.
"General Terms and Conditions and Shariah Terms"	means the general terms and conditions and Shariah terms in respect of the Facility as set out in the Bank's website at www.cimb.com.my/en/business/general-terms-conditions.html ;
"Indebtedness"	means the aggregate of all monies, whether principal, profit, Claims and Ta'widh (Compensation) (as defined in the General Terms and Conditions and Shariah Terms), commission, cost, fees, charges or other monies due, outstanding or payable or agreed to be payable by the Customer and /or any Security Party to the Bank from time to time whether solely or jointly with any other person and whether as principal or surety and includes all liabilities, obligations and indemnities whether present or future or actual or contingent for the payment of all or any monies by the Customer and/or Security Party in respect of or arising from the Facility or future facilities to be granted by the Bank to the Customer, at any time and from time to time, and shall include any part thereof;
"Letter of Offer"	means the letter of offer dated the year and date as stated in item 9 of Schedule A including any variations, amendments, changes or supplemental which may from time to time be issued by the Bank to the Customer in relation to the Facility;

“Letter of Consent”	the letter of consent to this Assignment, duly executed by the Tenant, which Letter of Consent shall be in form and content acceptable to the Assignee and substantially in the form set out in Schedule C hereto;
“Notice of Assignment”	the notice of assignment to this Assignment, duly executed by the Assignor, which Notice of Assignment shall be in form and content acceptable to the Assignee and substantially in the form set out in Schedule B hereto;
"Rental Proceeds"	all moneys whatsoever and howsoever due and/or payable to the Assignor under the Tenancy Agreement(s).
“Rental Proceeds Account”	the designated escrow account with the Assignee and/or any other account which the Assignee may in its discretion specify, in which the Rental Proceeds are to be paid into by the Tenant and/or the Assignor under this Assignment;
“Security Documents”	means the agreements and documents in respect of the Security Interest;
“Security Interest”	means any guarantee, mortgage, pledge, lien, right of set-off, sale with right of retention (other than a lien, right of set-off or sale with right of retention arising by operation of law and in the normal course of business), charge (whether legal or equitable, fixed or floating), assignment, debenture, hypothecation, deposit, takaful certificate and/or any security interest of any kind (including without prejudice any “hold-back” or “flawed assets” arrangement title retention, assignment or transfer by way of security, sale and lease-back, sale and repurchase on credit terms) and/or any other arrangement having substantially the same legal or economic effect as any of the foregoing, and “ secured ” shall be construed accordingly;
“Security Party”	means any persons presently or in future executing or providing any Security Interest and/or any form of security to the Bank for payment of the Indebtedness, and any reference to the Security Party includes references to any of them;
"Tenant"	the person(s) named and having his (their) address as stated in Item 2 of Schedule A hereto, who have entered into the Tenancy Agreement(s) with the Assignor, and includes the Tenant’s personal representatives, successors-in title, permitted assigns and/or persons deriving title there under, as the case may be;
"Tenancy Agreement(s)"	each and every Tenancy Agreement which has been entered into (including those which might at any time hereafter be entered into) between the Assignor and the Tenant and more particularly described in Item 8 of Schedule A hereto;

“Transaction Documents” means the means the Letter of Offer, the General Facility Agreement, the General Terms and Conditions and Shariah Terms, this Assignment, the other Security Documents and such other documents and agreements as may be required by the Bank in relation to the Facility;

1.02 INCORPORATION OF TRANSACTION DOCUMENTS

All provisions of the Transaction Documents are, whether repeated herein or not, mutatis mutandis, incorporated into and form part of this Assignment. Subject to such alterations or variations where necessary to make the provisions of the Transaction Documents consistent with the provisions of this Assignment, in the event of any conflict or discrepancy between the provisions of Transaction Documents and any provision of this Assignment, the provisions of the Transaction Documents shall prevail.

ARTICLE II RECITALS

2.01 THE FACILITY

The Assignee has granted the Facility to the Customer subject to the terms and/or conditions of the Transaction Documents.

2.02 SECURITY FOR INDEBTEDNESS

It is a term and/or condition of the Transaction Documents, inter alia, that the Indebtedness and/or any amounts owing or payable to the Assignee under the Facility and/or the Transaction Documents, shall be secured by this Assignment.

ARTICLE III ASSIGNMENT OF RENTAL PROCEEDS

3.01 ASSIGNMENT

In consideration of the Facility granted, to be granted and/or continuing to be granted to the Customer upon the terms and conditions contained in the Transaction Documents, the Assignor hereby agrees absolutely to assign to the Assignee upon the terms and/or conditions contained herein, the Rental Proceeds to which the Assignor is or shall be entitled to, and all rights, title and interest to and in the Tenancy Agreement(s), including but not limited to the right to take civil or other proceedings to enforce the same, as security for the Indebtedness and/or any amounts owing or payable to the Assignee under the Facility and/or the Transaction Documents; but not any of the obligations and liabilities under the Tenancy Agreement(s)

3.02 ASSIGNOR'S LIABILITY TO PERFORM

The Assignor shall remain liable to perform and observe all the obligations and conditions therein provided to be performed and observed by the Assignor under the Tenancy Agreement(s) and the Assignee shall have no obligation of any kind whatsoever in relation thereto or be under any liability whatsoever in the event of any failure by the Assignor in performing such obligations in respect thereof. The Assignor agrees to indemnify and holds the Assignee harmless from all loss, costs, claims, damages or liabilities whatsoever arising out of the performance, non-performance and/or failure of performance of the Assignor's obligations under the Tenancy Agreements from time to time.

3.03 ASSIGNOR'S REPRESENTATIONS AND WARRANTIES

The Assignor hereby represents and warrants to the Assignee that:

- (a) the Recitals hereto are true and save for this Assignment, the Assignor has not assigned, charged, pledged or otherwise encumbered any of the Assignor's rights to the Rental Proceeds;
- (b) the Tenancy Agreement(s) are valid and enforceable and are in full force and effect; and
- (c) the Assignor is not in default under the Tenancy Agreement(s).

3.04 ASSIGNEE NOT OBLIGED TO MAKE ENQUIRY

The Assignee shall not be obliged to make any enquiry as to the nature of or sufficiency of any payment received by it hereunder or to make any claim or take any other action to collect any moneys or to enforce any rights and benefits hereby agreed to be assigned to the Assignee or to which it may be entitled at any time hereunder.

3.05 ASSIGNEE'S REMEDIES

The Assignee may but not obligated, upon the happening of an Event of Default under the Transaction Documents, to give notice to the Tenant of such Event of Default and/or to enforce payment of moneys or any right and benefit hereby assigned or to which it may be entitled to at any time hereunder.

3.06 POWER OF ATTORNEY

Pursuant to the foregoing and in consideration of the premises the Assignor hereby irrevocably appoints as the attorney of the Assignor in the Assignor's name or otherwise, with full powers of substitution, the Assignee and any and every of its officers or such other person or persons as the Assignee may designate, as the Assignor's attorney or attorneys to recover and/or receive from the Tenant all sums due to the Assignor in respect of the Tenancy Agreement(s) or otherwise, and/or to enforce any rights in respect thereof and give valid receipts, and/or to take such proceedings at the cost and expense of the Assignor, whether by way of action, distress or otherwise as the Assignee may in its discretion consider necessary or advisable to enforce any of the said rights, and also to do and perform all whatsoever deeds, matters and things as fully as effectually as the Assignor could itself do, and the Assignor hereby agrees and undertakes at all times hereafter to ratify and confirm all whatsoever acts and deeds the said attorney or attorneys or their substitute or substitutes shall lawfully do under this power of attorney.

The Assignor further declares that the power and authority conferred by Clause 3.06 is given for valuable consideration and shall remain irrevocable by the Assignor until the Assignor's obligations under the Transaction Documents are discharged or the said power and authority is renounced by the Assignee.

3.07 ASSIGNOR'S UNDERTAKINGS

The Assignor hereby undertakes with the Assignee that the Assignor:-

- (a) undertakes that the Rental Proceeds shall be paid into the Rental Proceeds Account;
- (b) shall do and/or permit to be done each and every act or thing which the Assignee may from time to time require to be done for the purpose of enforcing the Assignee's rights under the Transaction Documents and this Assignment and will allow its name to be used as and when required by the Assignee for that purpose;
- (c) shall perform its obligations under the Tenancy Agreement(s) and shall use its best endeavours to procure the Tenant to perform the Tenant's obligations there under;
- (d) shall procure the prompt payment of any Rental Proceeds into the Rental Proceeds Account, and/or where the Assignor has received any Rental Proceeds from the Tenant and/or from whatsoever source, the Assignor shall promptly and forthwith forward such Rental Proceeds to the Assignee as and when such Rental Proceeds are received;

- (e) shall execute and deliver such further documents and/or do any other acts and/or things as the Assignee may from time to time request, including but not limited to obtaining the execution by the Tenant of the Notice of Assignment and delivering the same to the Assignee;
- (f) shall not vary, and/or agree and/or consent to any variation of, the terms and/or conditions of the Tenancy Agreement(s) unless with the prior written consent of the Assignee;
- (g) shall not settle, compromise, and/or abandon any claim, right and/or rental proceeds under the Tenancy Agreement(s) unless with the prior written consent of the Assignee;
- (h) shall inform the Assignee in the event of any changes of Tenant/s and/or variation of the Tenancy Agreement from time to time; and
- (i) shall promptly notify the Assignee of:
 - (i) any event constituting or which may constitute a breach by the Assignor and/ or the Tenant under the Tenancy Agreement; and
 - (ii) any dispute between the Assignor and the Tenant.

3.08 CONTINUING SECURITY

The Assignment created hereunder is expressly intended to be and shall be a continuing security for the Indebtedness and all moneys whatsoever now or from time to time owing or payable to the Assignee by the Assignor and/or Customer arising from the Facility in spite of the fact that the Assignor and/or the Customer may at any time cease to be indebted to the Assignee for any period or periods and in spite of the fact that the account or accounts of the Assignor and/or the Customer with the Assignee may from any cause whatsoever cease to be a current account or accounts, and in spite of any settlement of account or accounts or otherwise.

3.09 UNDERTAKING TO PROVIDE FURTHER SECURITY.

If the Assignee shall determine that further or additional security is required from the Assignor to secure the Facility or the Indebtedness for reasons due to any increase in the liabilities, commitment and/or obligations of the Assignee under the Transaction Documents or there has occurred or is likely to occur any dilution, reduction, decrease or failure in any security interest created by the Assignor in favour of the Assignee, the Assignor, shall upon receipt of prior written notice from the Assignee, execute in favour of the Assignee, or as the Assignee may direct, such further legal or other mortgages, charges, debentures, assignments, and/or Security Interest as the Assignee shall require, of and on all the Assignor's rights, titles and/or interest in any land, property, assets and/or business now belonging to or which may hereafter be acquired or belonging to the Assignor (including any vendor's lien), and the rental proceeds of all licenses held in connection therewith at the cost and expense of the Assignor.

The Assignor shall at the request of the Assignee, deposit with the Assignee the document of title of any immovable property vested in the Assignor for any tenure and all or any debentures, shares, stocks, or other investments or securities registered in the name of the Assignor or otherwise belonging to the Assignor. Such deposit may be by way of collateral security for the repayment or payment of moneys and liabilities hereby secured and may also or otherwise be for the purpose of securing any other moneys owing or payable to the Assignee and not secured hereby.

3.10 WAIVER AND VARIATION

The rights of the Assignee in relation to this Assignment (whether arising under this Assignment or under the general law) shall not be capable of being waived or varied otherwise than by an express waiver or variation by the Assignee in writing; and in particular, any failure of the Assignee to exercise and/or any delay of the Assignee in exercising, any such rights, shall not preclude any other or further

exercise of any such rights and/or any other rights of the Assignee; and no act or course of conduct or negotiation on the Assignee's part or on its behalf shall in any way preclude the exercise of any such rights or constitute a suspension or any variation of any such right.

3.11 DISCLOSURE OF INFORMATION

The Assignor hereby agrees that the Bank is permitted to disclose any information relating to the Security Documents and/or the Assignor's affairs or accounts, to such persons under Schedule 11 of the Islamic Financial Services Act 2013 including:

- (a) Bank Negara Malaysia or other regulatory authorities or enforcement authority or body (governmental or otherwise) under any Applicable Laws in or outside Malaysia;
- (b) pursuant to any subpoena or request or order of the courts; and
- (c) where disclosure is required or permitted by Applicable Laws.

The Assignor also agrees, consents to and authorizes the Bank to the above disclosure to:

- (a) any of the Bank's agents, service providers, auditors, legal counsel and/or professional advisors, in or outside Malaysia for facilitating and/or protecting the business, operations, facilities and services provided by the Bank and CIMB Group (as defined below);
- (b) any entity within the corporate group of CIMB Group Holdings Berhad, the Bank's ultimate holding company ("**CIMB Group**") whether such CIMB Group are residing, situated, carrying on business, incorporated or constituted within or outside Malaysia for facilitating the business, operations, provision of the Facility and/or other related services, and performance of the contract by the Bank and CIMB Group;
- (c) any tribunal, courts, governmental agencies or bodies or other relevant authorities to whom the Bank is required to make disclosures or have jurisdiction over the Bank whether in or outside Malaysia in order to comply with any order, demand, request or reporting requirement, or for the purposes of potential litigation or litigation involving the Bank as and when required or requested to do so from time to time and at any time;
- (d) any financial institution, company and/or organisation that assist or facilitate the processing and/or fulfillment of transactions or instructions that the Customer and/or Assignor has requested and/or given to the Bank;
- (e) the Customer, Syarikat Jaminan Pembiayaan Perniagaan Berhad (Registration No. 200901008332 (851317-W)), Credit Guarantee Corporation Malaysia Berhad (Registration No. 97201000831 (12441-M)) and/or any counterparty to any agreements and/or transactions which may constitute or form the basis of any Security Interest to be provided by the Assignor to the Bank to secure the Facility;
- (f) any potential transferee or assignee with whom the Bank is negotiating the transfer, assignment and novation of the rights or obligations under or by reference to the Facility and the relevant Security Document;
- (g) any insurer or takaful provider or insurance/takaful broker or direct or indirect provider of credit protection of the Bank which is required for the maintenance of the Facility and any of the Security Documents; and
- (h) agencies including credit reference reporting agencies or governmental agencies or financial institutions for the purpose of conducting searches or credit reference checks on the Customer and/or the Assignor or any of their respective directors, shareholders, officers or any other person, individual or entity related to and or associated with the Customer and/or the Assignor.

The Assignor agrees that such consent given in Clause 3.11 cannot be withdrawn where such disclosure is necessary for the provision of the Facility secured by the relevant Security Documents or the Bank's performance of the terms and conditions with the Customer and/or the Assignor or the Bank's compliance with any contractual or legal requirement.

The Assignor acknowledges that the disclosure by the Bank to CIMB Group may also be for cross selling purposes provided always that **disclosure for cross selling purposes shall not be effected if such disclosure is objected by the Assignor.**

3.12 MODIFICATION AND INDULGENCE

The Assignee may, with notice to the Assignor and without in any way affecting the obligations of the Assignor hereunder:-

- (a) review the Facility and determine, reduce and/or increase the amount of the Facility;
- (b) **grant to the Assignor and/or the Customer or a Guarantor or to any other surety or security party any time or indulgence;**
- (c) renew any bills notes or other negotiable instruments;
- (d) **deal with, exchange, release or modify or abstain from perfecting or enforcing any securities or other guarantees it may have now or at any time hereafter or from time to time have against the Assignor and/or the Customer or any other person;**
- (e) compound with the Assignor and/or the Customer or a Guarantor or any other person; and/or
- (f) vary the terms and/or conditions of the Transaction Documents .

3.13 NOTICE

Any notice or communication under this Assignment shall be in writing and in the case of the Assignee may be under the hand of any officer of the Assignee and/or a solicitor or firm of solicitors purporting to act for the Assignee and may be delivered at or sent by registered post or by telex, telegram or cable to the Address for Service and/or the last known address of the Assignor, the Customer and/or the Tenant. Such notice and/or communication shall be deemed to be duly served by the Assignee on the Assignor, the Customer and/or Tenant:-

- (a) if it is personally delivered, at the time of delivery,
- (b) if it is sent by registered post, two (2) days after posting thereof (save where such notice or communication is returned undelivered to the Assignor),
- (c) if it is sent by telegram or cable, on the Business Day next after the date of dispatch, and/or
- (d) if it is sent by telex or facsimile, immediately after transmission thereof, if the date of transmission is a Business Day and if such a date is not a Business Day, then the notice by telex or facsimile shall be deemed to be served on the immediately following Business Day.

No change in the address for service of the Assignor, the Customer and/or the Tenant howsoever brought about shall be effective or binding on the Assignee unless actual notice in writing of such change has been received by the Assignee.

3.14 SEVERABILITY

If any of the provisions in this Assignment becomes invalid, illegal or unenforceable in any respect under the laws of any jurisdiction, the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired.

3.15 NO OBLIGATION TO ADVANCE

Nothing contained herein shall be deemed to render it obligatory upon the Assignee to make or continue to make any advances or to afford any other accommodation or banking facilities whatsoever.

3.16 ASSIGNMENT OF RIGHTS

The Assignee may, for the purpose of facilitating its business, operations, services or such other events or such other things as the Assignee may reasonably determine, assign any of its rights hereunder to any person by notice to the Assignor. However, the Assignor may not assign or transfer any of its rights hereunder unless with the written consent of the Assignee.

3.17 JURISDICTION OF LAW

This Assignment is governed by and shall be construed in accordance with the laws of Malaysia.

3.18 LEGAL COSTS

The Assignor shall be liable to pay all fees, costs and expenses in connection with or incidental to this Assignment including the Assignor's Solicitors' fee (on a solicitor and client basis) in connection with the preparation and execution of this Assignment and the documents related thereto. If the moneys hereby secured or any part thereof shall be required to be recovered through any process of law, or if the said money or any part thereof shall be placed in the hands of solicitors for collection, the Assignor shall pay (in addition to the moneys then due and payable hereunder) the Assignees' Solicitors fees (on a solicitor and client basis) and any other fees and expenses incurred in respect of such collection.

3.19 CONTINUITY

The security, liability and / or obligations of the Assignor created by this Assignment shall continue to be valid and binding for all purposes whatsoever in spite of any change by amalgamation, reconstruction or otherwise which may be made in the constitution of the Assignor and/or the Customer or the Assignee and it is hereby expressly declared that no change of any sort whatsoever shall in any way affect this Assignment.

3.20 EFFECTIVE DATE

The parties hereto agree that this Assignment shall come into force on the date as stated in the preamble hereto irrespective of the diverse dates which they may have each executed this Assignment respectively.

3.21 SECONDARY INSTRUMENT

IT IS HEREBY AGREED AND DECLARED THAT this Assignment and the Transaction Documents are instruments employed in one transaction to secure the sum of RINGGIT MALAYSIA _____ (RM _____) Only and profit thereon within the meaning of Section 4(3) of the Stamp Act 1949 and for the purpose of the section, this Assignment is deemed to be the secondary or subsidiary instrument.

3.22 PRIVACY CLAUSE (FOR CORPORATE ASSIGNOR) WHERE THE ASSIGNOR IS A CORPORATION (INCLUDING BUT NOT LIMITED TO THE ENTITIES FALLING WITHIN THE DEFINITION OF "CORPORATION" DEFINED IN THE COMPANIES ACT 2016) THIS CLAUSE SHALL APPLY.

The Assignor hereby irrevocably consents and authorises, and confirms that it has duly obtained the consent and authority of its directors, shareholders, officers, guarantors, security providers, business partners, subsidiaries, associated companies and/or any other person, individual and/or entity related to or associated with the Assignor as determined by the Bank (hereinafter referred to either singly or collectively as "Relevant Person"), for the Bank:

- (i) to be provided with information as may be required by the Bank for processing pursuant to the Personal Data Protection Act 2010 including for use in accordance with relevant terms and conditions and for the purpose of the Facility / account;
- (ii) to carry out the necessary reference checks including credit reference/reporting checks with credit reference/reporting agencies, including but not limited to Central Credit Reference Information System (CCRIS), Financial Information Services Sdn Bhd (FIS) and/or any other agencies and/or from any financial institution and to provide to such aforesaid party(s) with the required information requested to enable the Bank to ascertain the status of the Assignor and its Relevant Person as may be required by the Bank for the purposes of the grant and/or continued maintenance of the Facility/account; recovery of debts owing or payable under the Facility/ account; any purpose related to or in connection with Facility/ account under this Assignment; and/or for any other purposes that is required or permitted by law, regulations, guidelines and/or relevant regulatory authorities; and
- (iii) to disclose the said Relevant Person's personal information to the classes of parties described in the CIMB Group Privacy Notice (which is available at www.cimb.com.my).

at the Bank's discretion, without further reference to the Assignor and/or its Relevant Person. The Assignor agrees to update the Bank in writing should there be any change to the personal and financial, credit information relating to the said Relevant Person. Should the said consent and/or authority be subsequently revoked by any of the said Relevant Person, the Bank shall have the right to terminate the Facility/ close the account.

The Bank reserves the right to amend this clause from time to time at the Bank's discretion and shall provide prior notification to the Assignor in writing and place any such amendments on the Bank's websites and/or by placing notices at the banking halls or at prominent locations within the Bank's branches.

This clause shall be without prejudice to any other clause in this Assignment which provides for the disclosure of information.

3.23 PRIVACY CLAUSE (FOR NATURAL PERSONS) WHERE THE ASSIGNOR ARE INDIVIDUALS (INCLUDING BUT NOT LIMITED TO SOLE PROPRIETOR, PARTNERSHIPS, REGISTERED BUSINESSES AND ASSOCIATIONS)

The Assignor hereby confirm that the Assignor has read, understood and agreed to be bound by the CIMB Group Privacy Notice (which is available at www.cimb.com.my) and the clauses herein, as may relate to the processing of the Assignor's personal information. For the avoidance of doubt, the Assignor agrees that the said Privacy Notice shall be deemed to be incorporated by reference into this Assignment.

In the event the Assignor provides personal and financial information relating to third parties, including information relating to the Assignor's next-of-kin and dependents (where the Assignor is an individual) or information relating to its directors, shareholders, officers, individual guarantors and security providers (where the Assignor is a corporation), for the purpose of opening or operating the Assignor's account(s)/Facility with the Bank or otherwise subscribing to the Bank products and services, the Assignor (a) confirm that the Assignor has obtained their consent or is otherwise entitled to provide this information to the Bank and for the Bank to use it in accordance with this Assignment; (b) agree to ensure that the personal and financial information of the said third parties is accurate; (c) agree to update the Bank in writing in the event of any material change to the said personal and financial information; and (d) agree to the Bank's right to terminate this Assignment should such consent be withdrawn by any of the said third parties.

Where the Assignor instructs the Bank to effect any sort of cross-border transaction (including to make or receive payments), the details relevant to the cross-border transaction (including information relating to those involved in the said transaction) may be received from or sent abroad, where it could be accessible (whether directly or indirectly) by overseas regulators and authorities in connection with their legitimate duties (e.g. the prevention of crime). In instructing the Bank and/or the Bank's agents

to enter into any cross-border transaction on behalf of the Assignor, the Assignor agrees to the above said disclosures on behalf of the Assignor and others involved in the said cross-border transaction.

The Bank may carry out the necessary reference checks including credit reporting/reference checks with credit reporting/reference agencies, including but not limited to CCRIS, FIS and/or any other agencies and/or from any financial institution to enable the Bank to ascertain the Assignor's status as may be required to help make decisions, for example when the Bank need to (a) check details on applications for credit and credit-related or other facilities; (b) manage credit and credit-related accounts or facilities, including conducting reviews of the Assignor's portfolio(s); recover debts; and/or any purpose related to or in connection with the account/Facility under this Assignment. The Assignor will be linked by credit reporting/reference agencies to any other names the Assignor use or have used, and any joint and several applicants. We may also share information about the Assignor and how the Assignor manages the Assignor's account(s)/Facility with relevant credit reporting/reference agencies.

Even after the Assignor has provided the Bank with any information, the Assignor will have the option to withdraw the consent given earlier, except where such disclosure of the Assignor's information is necessary for the provision of the Facility or the Bank's performance of the contract with the Assignor or to comply with contractual requirements or to comply with any legal requirements.

The Bank reserves the right to amend this clause from time to time at the Bank's discretion and shall provide prior notification to the Assignor in writing and place any such amendments on the Bank's websites and/or by placing notices at the banking halls or at prominent locations within the Bank's branches.

For the purposes of the Privacy Clause (For Corporate Assignor) and Privacy Clause (For Natural Persons), the CIMB Group consists of CIMB Group Holdings Berhad and all its related companies as defined in Section 7 of the Companies Act 2016 and jointly controlled companies that provide financial and other regulated services, excluding companies, branches, offices and other forms of presence operating outside Malaysia and the use of the words "the Bank", and "the Bank's" are to be read as references to the CIMB Group.

This clause shall be without prejudice to any other clause in this Assignment which provides for the disclosure of information.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Assignment the day and year first above written.

SIGNED BY)
the Assignor in the presence of:)
)
)
)
)
)

Signed for and on behalf of the)
Assignee **CIMB ISLAMIC BANK BERHAD**)
[Registration No. 200401032872 (671380-H)])
by its Attorney in)
the presence of:)

**FORM OF AUTHENTICATION IN CASE OF A POWER OF ATTORNEY EXECUTED BY A
COMPANY OR CORPORATION***

I, _____ an Advocate and Solicitor of the High Court in
Malaya practising at _____ hereby certify that on this ____ day of
_____ 20__ the common seal of _____ was
duly affixed to the above written instrument in my presence in accordance with the regulations of the
said Company/Corporation.

Witness my hand _____

FORM OF AUTHENTICATION IN CASE OF A POWER OF ATTORNEY EXECUTED BY AN INDIVIDUAL*

I, _____ an Advocate and Solicitor of the High Court in Malaya practising at _____ hereby certify that the signature of the donor above named was written/affixed in my presence on this ____ day of _____ 20____, and is, to my own personal knowledge, the true signature of _____ who has acknowledged to me that he is of full age and that he has voluntarily executed this instrument.

Witness my hand _____

** To insert whichever is relevant, according to whether the Assignor is a Company or Individual*

THE SCHEDULES REFERRED TO HEREIN

SCHEDULE A

1. DATE OF THIS DEED OF ASSIGNMENT OF RENTAL PROCEEDS

2. TENANT
(NAME)
(ADDRESS)

3. ASSIGNOR
(NAME)
(ADDRESS)

4. ASSIGNEE
(NAME)
(ADDRESS)

5. CUSTOMER(S)
(NAME)
(ADDRESS)

6 FACILITY(IES)

7. DATE OF THE GENERAL FACILITY AGREEMENT

8. TENANCY AGREEMENT(S)

(1) LETTER OF AWARD BY -----

OR

(2) AGREEMENT EXECUTED BETWEEN -----

(3) THE DESCRIPTION OF THE PROPERTY:

(4) DATE OF LETTER OF AWARD /AGREEMENT:

9. DATE OF LETTER OF OFFER

SCHEDULE B**Notice of Assignment**

[to be adopted on the Letterhead of the Assignor]

Date:

(Name & address of the Tenant)

Dear Sirs

Deed of Assignment of Rental Proceeds dated :**The Description of the Property:****Assignor:****Assignee:**

 We refer to the above matter.

We hereby give notice that by the Deed of Assignment of Rental Proceeds dated [●] ("**Assignment**"), we have assigned absolutely all moneys or proceeds whatsoever and howsoever due and/ or payable to us under the Tenancy Agreement ("**Rental Proceeds**") to which we are or shall be entitled to, and all rights, title interest and benefits to and in the Tenancy Agreement to the Assignee.

Pursuant to the Assignment, we hereby irrevocably authorized and instruct you to pay directly, channel and remit all the Rental Proceeds payable by you to us into an escrow account opened and maintained with the Assignee, the particulars of which are as follows:

- (i) Account Name : _____
- (ii) Account No. : _____
- (iii) Bank's Branch : _____

The authority and instruction herein contained are irrevocable and cannot be cancelled, modified or varied without the prior written consent of the Assignee.

Please acknowledge receipt of this Notice of Assignment by signing and returning the attached Acknowledgement to the Assignee.

Yours faithfully
 For and on behalf of
 (Assignor)

.....
 (Authorised Signatory)

Name:

NRIC No.:

* *Company's seal or Rubber Stamp*

c.c. CIMB Islamic Bank Berhad
 Business Centre - [●]

SCHEDULE C

Letter of Consent

(LETTERHEAD OF THE TENANT)

CIMB Islamic Bank Berhad
(Address)

Dear Sirs,

Re : Deed of Assignment of Rental Proceeds dated :
The Description of the Property:
Assignor:
Assignee:

_____ We refer to the above matter and to the Agreement executed between the Assignor and us dated _____ (“the Tenancy Agreement”).

We are in receipt of written notice and have been duly informed of the above Deed of Assignment of Rental Proceeds and the terms and/or conditions therein (“the Assignment”).

We hereby grant our consent to the Assignment in your favour and acknowledge your first priority with respect to the Assignor’s proceeds of the Tenant. We further agree that we shall not exercise our right of set-off under the Tenancy Agreement unless your prior written consent has been obtained.

We hereby further agree and undertake to remit all the Assignor’s proceeds of the Tenancy Agreement directly to an Escrow Account No. _____ at your _____ branch and/or to any other account as notified by you for the duration of the Assignment.

Yours faithfully,

.....
Authorised Signatory of
[name of Affected Party]

Date :

.....
Authorised Signatory of
[name of Affected Party]

Date :