

# KEY FACTS STATEMENT

## Secured Finance (Sukuk / Shares)

### Product Description

Secured Finance: This finance is designed based on Shares or Sukuk Murabaha, secured against the customer's accounts balances under lien at the bank chosen by the customer at his absolute discretion. These accounts can be current or investment accounts (Saving account or Wakala for investment account or Term Deposits account).

### Shari'a Structure

Sukuk Finance product is based on Murabaha mode where ADIB initially participates into Mudaraba general pool of National Bonds Corporation (NBC), whereby the Bank receives Sukuk in bulk which represent its share in such Mudaraba general pool. After the passage of not less than 2 days, these Sukuk can be sold by the Bank to you on Murabaha basis at a price that consists of cost plus profit agreed on in the contract, upon which the title of these Sukuk will be transferred to you. All relevant terms and conditions of the transaction are disclosed to you via the link provided below. You have a choice to hold the Sukuk or to select redeeming them to generate liquidity.

Shares Finance product is based on Murabaha mode where ADIB buys the shares for its own benefit from the financial markets as per customer's promise to purchase, and thereafter, ADIB sells the same shares to the customer by means of Murabaha with profit margin added to the total cost of the shares. All terms and conditions of the transaction are disclosed to the customer. Customer has then a choice to hold the shares that are owned by him/ her or select to sell these shares in the financial market to generate liquidity.

### Key Product Features

|  |   |
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| Maximum financing Tenor:   | 48 months   |
| Maximum Finance Amount:  | Up to AED 25M or a finance offered up to 95% of the current and savings account balances, Wakala for investment account, or investment deposit account (TD), whichever is lower, will be kept under lien at ADIB.   |
| Upfront Instalment Deferments (Grace Period for 1st Instalment): | Up to 60 days for 1st Instalment.   |
| Early Settlement:  | Finance can be fully settled any time by you before the maturity date of finance by providing proof of source of funds.   |
| Partial Settlement:  | Finance can be partially settled any time by you before the maturity date of finance by providing proof of source of funds.   |
| Advance Payment:   | Up to two instalments can be paid in advance. You pay next instalment after two months.   |
| Takaful Cover (Optional):  | You can avail Takaful that covers the outstanding amount of finance in case of death and permanent disability post availing the facility. For more details on the Takaful cover please refer to the Takaful Terms and Conditions in the link: <a href="https://www.adib.ae/en/SiteAssets/takaful/Customer_TC_WS_FF.pdf">https://www.adib.ae/en/SiteAssets/takaful/Customer_TC_WS_FF.pdf</a> |

Note: The Bank reserves the right to amend the Terms and Conditions, Schedule of Charges Banking Services and Tariff Board and other fees payable by you from time to time after giving a notice period of at least 60 calendar days, after which the changes shall become effective.

Current ADIB Personal Finance Terms and conditions are available at: [https://www.adib.ae/en/SiteAssets/Personal/financing/Personal-finance\\_TCs\\_website.pdf](https://www.adib.ae/en/SiteAssets/Personal/financing/Personal-finance_TCs_website.pdf)

and Schedule of Charges are available at: <https://www.adib.ae/en/SiteAssets/Personal/Banking-Services-and-Tariff-Board.pdf>

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| <b>Financial Terms</b>                                      | Murabaha Finance Amount:                         | Cost of Murabaha minus down payment if any.  |
|   | Murabaha Profit Rate (Fixed):                    | Secured finance (Sukuk / Shares): 4.99% - 9.99%  |
|   |  | Murabaha Profit rate is the rate that is used to calculate the annual profit amount . The Total profit amount computation formula is included in the Murabaha Sale Contract.   |
|   | Murabaha Profit Calculation Methodology:         | (Original Cost – Advance Payment) x Annual Murabaha Flat Profit Rate x Tenor in years*<br>*the tenor includes grace period, if any, and calculated as follows: (number of monthly installments/12) + (grace period in days/365).   |
|   | Monthly Instalment:                              | Your monthly obligation against the Finance as per Murabaha contract.  |
|   | Lifestyle Expenses and Debt Service Ratio (DSR): | Not exceeding 100% of the monthly income.  |
| <b>Key Requirements, Limitations, Obligations and Risks</b> | Detailed Finance Payment Schedule:               | Detailed finance payment schedule having financial obligation details including monthly instalments, profit amount /Murabaha cost amount, total sale price and deferred amount, payment frequency and installments dates during the period of finance.   |
|   |  | <ul style="list-style-type: none"> <li>The applicant should be above 21 years</li> <li>The applicant should be residing in UAE</li> <li>The applicant shall meet the affordability assessment criteria.</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>ADIB has a right to decline any application at its own discretion and decline reason will be communicated to customer.</li> <li>All charges paid to ADIB for services already rendered are non-refundable.</li> <li>Based on the Murabaha sale contract and relevant financing documents, to recover the outstanding balance, and at any time after, the occurrence of an Event of Default, ADIB may, at its discretion: <ul style="list-style-type: none"> <li>Terminate the Murabaha sale contract.</li> <li>Demand that you to pay all outstanding installments and otherwise declare due all amounts payable under the Murabaha sale contract; and</li> <li>Exercise its rights under any security and otherwise initiate any legal action and remedies available to ADIB by law or in accordance with the Murabaha sale contract.</li> </ul> </li> </ul> |

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### Fee & Charges:

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| Processing Fee (Non-Refundable if the financing is canceled):    | 1% of finance amount(minimum AED 500, maximum AED 2,500) + VAT (One Time)                 |
| Al Etihad Credit Bureau Fee:                                     | AED 30 + VAT (One Time)   |
| Installment Postponement Fee:                                    | No Fee  |
| Non-waived portion of profit in early/ partial/final settlement: | Up to the equivalent of 1% of outstanding Murabaha cost (Max. AED10,000) + VAT (one time) |
| Personal Finance Takaful Protection (optional): (One Time)       | Starting from 1.25% of the initial / outstanding finance amount (Inclusive VAT)           |

Note: VAT means "value added tax" imposed on the supply of goods or services under Law No. 8 of 2017 and the related executive regulations or any similar future taxes. For complete list for Schedule of charges please visit <https://www.adib.ae/en/SiteAssets/Personal/Banking-Services-and-Tariff-Board.pdf>. This is subject to change as per the instruction of Federal Tax Authority. VAT is exclusive on all above fees and charges unless specified.

### Key Disclosures:

1. The details of total profit amount, calculation formula is mentioned in the Murabaha Sale Contract.
2. You must ensure that you have read and agreed to the terms and conditions in the Finance Application form, Facility Offer Letter, Promise to Purchase and Murabaha Sale Contract, as applicable.
3. Post signing of the Murabaha Sale contract, you become the owner of the underlying asset and become responsible of its associated pricing / loss related risks that will, if any, will be borne by you i.e. you buy National Bonds Corporations (NBC) Sukuk / Shares from ADIB through Murabaha sale contract. Post the date and time of concluding Murabaha Sale contract, any financial loss on Sukuk / Shares due to any reason shall be borne by you.
4. In case of non payment of any monthly installment up-to 90 days, Bank has the right to utilize the funds under lien to settle the total due amount.
5. In case of early/partial settlement of finance, I understand that the settlement amount will be the actual outstanding amount on the date of settlement including Non-waived profit until the date of settlement and profit charged for the current month as defined below and other overdue financial charges.

#### Non-waived profit:

1% of Murabaha outstanding cost/partial settlement amount (Max. of AED 10,000) Or unearned profit amount (whichever is lower). Non-waived profit/ Early Settlement Fee is aligned with the requirements of the CBUAE and the cost incurred by the Bank.

#### Early Settlement Example:

**Outstanding cost amount:** AED 100,000, **Unearned profit amount:** AED 1,246.58, **Total outstanding amount:** AED 101,246.58, **Non-waived profit amount:** AED 1,000 + 5% VAT (AED 50)

**Unearned profit amount for the existing month:** 136.99 **Waived unearned profit amount\*** : AED 59.59 **Overdue amount to date (if any):** AED 0, **Total settlement amount:** AED 101,186.99

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### Key Disclosures:

#### Partial Settlement Example:

Remaining Installments: 48, Profit Rate: 4.25%, Outstanding cost amount: AED 979,943.41, Unearned profit amount: AED 73,540.51, Total outstanding amount: AED 1,053,483.92, Partial Settlement Amount: AED 350,000, Waived unearned profit amount\* : AED 31,210.72, Non-waived profit amount + 5% VAT: AED 3,500 + AED 175, Overdue amount to date (if any): AED 0, Total settlement amount: AED 353,675.00

**Note:** Non-waived earned profit amount is not applicable for MOD customers.

*\*waived at the absolute and sole discretion of the Bank*

### WARNINGS:

1. If you do not meet the payments on your financing, this may affect your credit rating, which may limit your ability to obtain financing in your future.
2. In case of non payment of any monthly installment up-to 90 days, Bank has the right to utilize the funds under lien to settle the total due amount.

### COOLING-OFF PERIOD

Once you enter into the financing contract, you will be bound by the terms and conditions of the financing contract however in accordance with the Consumer Protection Regulation and Standards you have the right to a cooling-off period option. This is a right to cancel the financing contract within five (5) complete business days starting immediately after signing the financing contract (the "Cooling-Off Period"). However, you may choose to waive your right to the Cooling-Off Period.

#### Warning

If you choose to waive your right to the Cooling-off Period, you will be bound by the terms and conditions of the financing contract once it is concluded between you and the Bank. Consequently, you will be subject to the risks of price fluctuation of the item sold/leased to you starting from the finance contract signing date.

### APPLICANT ACKNOWLEDGEMENT

I / We hereby acknowledge and confirm that the product key facts statement has been read, understood, signed and a copy received by me.

Applicant Name:

EID No.:

Signature:

Date: