



Key Fact Statement for Equity Release

The below table provides a summary of key facts associated with the Equity Release credit offering that Emirates Investment Bank pjsc ("EIBank") may elect to make available to you.

Key Facts

Main characteristics

Description →

- Fixed term or overdraft facility (loan).
- The loan is granted against the security of a real estate property deemed "eligible" by EIBank, on which you will register a first lien and only mortgage in the name of EIBank.
- Eligible properties are residential or office units located in freehold areas of the emirate of Dubai.
- The signed facilities letter will set a "Loan Limit". This is the maximum amount that you are eligible to borrow.
- The amount of the loan will depend on the LTV (Loan to Value) assigned by EIBank to the real estate property that you mortgage as collateral. The maximum LTV available for this offering is 40%. Assuming an LTV of 40%, if a real estate property is valued at AED 10,000,000/-, you will be granted a facility of AED 4,000,000/- against said property.
- The value of an eligible real estate property is determined by valuation conducted by accredited real estate valuers selected by EIBank. You will bear the cost of the valuation.
- The eligible property to be insured for its full value by an insurance company acceptable to EIBank. You will bear the cost of the insurance.
- The facility period is one (1) year.
- The Loan Balance (being the amount of the loan plus interest, costs, expenses and charges) is payable in full at the end of the facility period.
- Absent full payment at the end of the facility period, EIBank shall foreclose on the mortgaged property by public auction and claim in court all amounts that may then exceed the mortgage amount.
- EIBank may agree, at its sole discretion, to extend the facility period based on a new independent valuation of the property, and on terms, conditions, interest rate and fees to be agreed between you and EIBank.
- The loan can be terminated by EIBank at any time upon 60 days prior written notice to you.

Fees & Charges →

- The Interest rate and arrangement fee are agreed in advance between you and EIBank.
- The interest rate will consist of two components: a reference to a benchmark rate (e.g. 3 Month USD LIBOR/AED EIBOR) and a Margin Rate. The benchmark rate is updated quarterly. To give you an example:

If USD LIBOR on 5 January is 0.39745 and the Margin Rate is 3%, the interest charged will be 3.39745%

5th January	5th April	5th July	5th October
0.39745 + 3% = 3.39745%	0.45474 + 3% = 3.45474%	0.32312 + 3% = 3.32312%	0.57489 + 3% = 3.57489%

- The Interest rate charged to you can be higher or lower depending on the movement of the applicable reference benchmark rate.
- The interest rate accrues daily, is calculated on a 360-day basis and is payable monthly from your own source of funds.
- If the Loan Balance remains outstanding after the end of the facility period, EIBank will charge you a penal interest of 4% per annum in addition to the interest rate until the date of actual payment. The penal interest shall accrue daily.
- VAT will apply and will be charged on all amounts payable by you.
- The Processing Fees applicable will be as follows:

Details	Real Estate Facilities Fees
New Real estate loan facility	0.50% arrangement fees with minimum AED 5,000
Renewal of real estate facility	0.25% on the loan amount with minimum AED 5,000
Replacement of collateral	Fixed Fee of AED 5,000
Early Settlement fees before maturity	Fixed Fee of AED 5,000

Important points

Liability →

- EIBank grants the credit facility against the quality of the property provided as collateral for the loan and your demonstrated financial ability to repay the loan. Any investment made by you using the credit facility is made at your sole responsibility and liability.
- Your obligation to repay the Loan Balance in full at the end of the facility period is unconditional. It is not linked to nor dependent on the results of the investment(s) you choose to make using the loan amount. The relationship between you and EIBank is one of borrower / lender; it is neither a partnership, nor a joint venture nor any other form of joint endeavour.

Disclaimer →

- This document does not constitute an offer to contract nor is it binding in any way on EIBank.
- The only contractual relationship that may exist between you and EIBank is one that is evidenced in the agreement signed by you and EIBank, which documents all associated risks and precautionary notices.
- EIBank does not incur any liability if you make or refrain to make any act or decision based on the terms of this Key Fact Statement.