



# SHARIAH COMPLIANCE CERTIFICATE

December 2025

## OFFA

### BUY-TO-LET PURCHASE PLAN (BTLPP)

This certificate is an official pronouncement by Amanah Advisors regarding the Shariah compliance of OFFA's Buy-to-Let Purchase Plan (BTLPP) (the Product).

#### Structure and scope

The Product is structured as a co-ownership and lease-based buy-to-let arrangement, using a combination of diminishing co-ownership and ijarah (lease).

Under the BTLPP, OFFA and the customer jointly acquire the property, with OFFA's share owned by OFFA and leased to the customer. The customer signs a lease to rent OFFA's share of the property and pays agreed rent for the right to use that share, including for subletting to tenants. Alongside the rent payments, the customer makes periodic "Acquisition Payments" under a separate purchase undertaking. These Acquisition Payments gradually transfer OFFA's ownership share to the customer over the term, so that by the end of the BTLPP the customer is expected to own OFFA's entire share, subject to fulfilment of all obligations.

We have reviewed the full documentation and end-to-end flow of the Product, including the co-ownership agreements, lease contracts, purchase undertakings, rental and Acquisition Payment schedules, offer and acceptance mechanics, property acquisition and drawdown steps, ongoing payment and accounting processes, early settlement treatment, and default procedures, as well as relevant internal policies and controls.

#### Shariah opinion

Based on our review of the documents, policies, and transactional processes presented to us, it is our opinion that the Product is in accordance with the principles of Islamic finance and contemporary Shariah standards for diminishing co-ownership and ijarah-based buy-to-let arrangements, and is Shariah-compliant.

#### Important disclaimer

OFFA is solely responsible for the ongoing implementation and operation of the Product in accordance with Shariah and the approved structure.

This certificate does not constitute financial, legal, or tax advice. Customers should carry out their own due diligence and seek independent professional advice as appropriate.

Amanah Advisors accepts no liability for operational errors, non-compliant execution, documentation changes, or any financial loss arising from deviations from the approved Shariah structure.

**Mufti Faraz Adam,**  
**Executive Director, Amanah Advisors**