



SHARIAH COMPLIANCE CERTIFICATE

OFFA

December 2025

RENT ONLY BUY-TO-LET PURCHASE PLAN (RENT ONLY BTLPP)

This certificate is an official pronouncement by Amanah Advisors regarding the Shariah compliance of OFFA's Rent Only Buy-to-Let Purchase Plan (Rent Only 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 Rent Only BTLPP, OFFA and the customer jointly acquire the property, with OFFA's share being leased to the customer. The customer pays periodic rent for use of OFFA's share, including for the purpose of subletting to tenants. The customer has the right to acquire OFFA's share either at the end of the finance term or gradually during the term through separate "Acquisition Payments". Where exercised, these Acquisition Payments cumulatively transfer OFFA's ownership share to the customer in stages, so that the customer may ultimately become the full owner of the property.

We have reviewed the documentation and operational flow for the Product, including the co-ownership arrangements, lease documentation, purchase undertakings, schedules of rent and Acquisition Payments, offer and acceptance sequence, drawdown process, ongoing payment mechanics, early settlement, and default procedures, together with the 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 co-ownership and ijarah-based buy-to-let structures, 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 conduct their own due diligence and obtain independent professional advice where 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