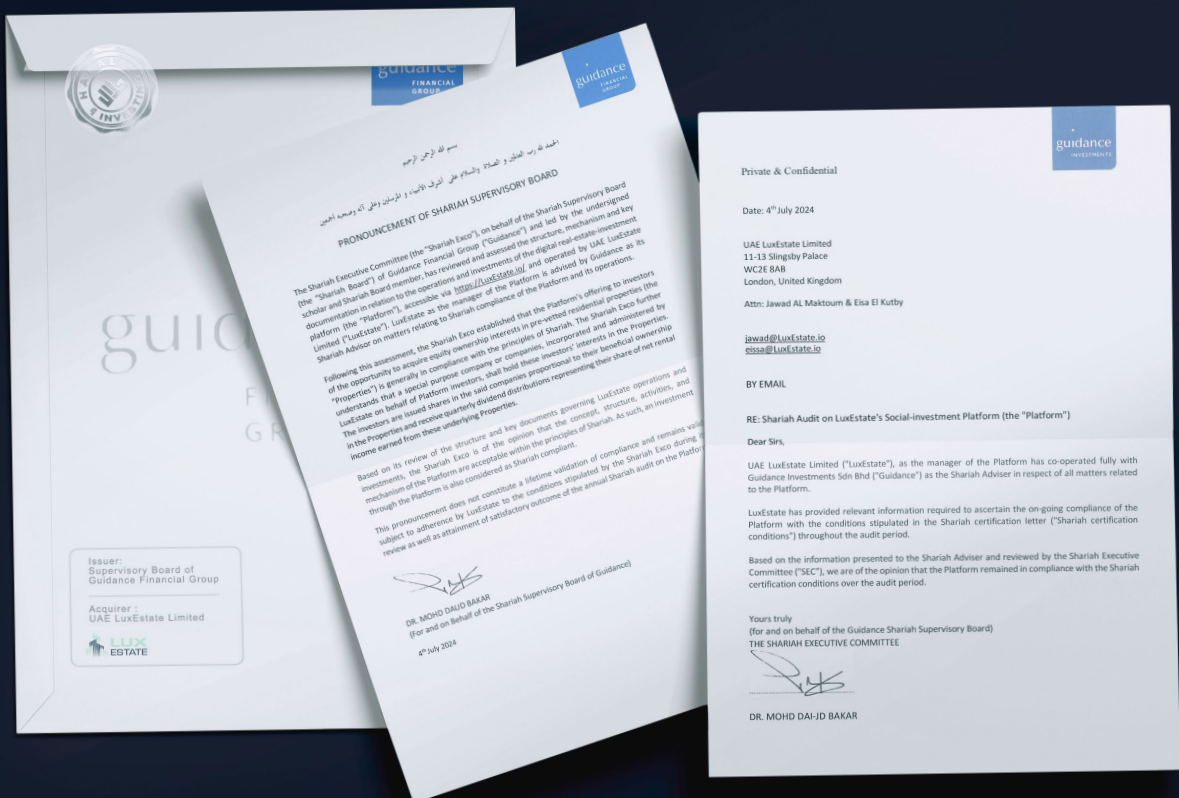


# Shariah Compliant

LuxEstate has received an Islamic Window license from the DFSA. With this approval, we are now authorized to offer Shariah-compliant Islamic Financial Services through the Islamic Window.

Additionally, we have been certified by the Supervisory Board of Guidance Financial Group, a prominent financial services firm specializing in Shariah-compliant investments, financing, and advisory services.



بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الحمد لله رب العالمين و الصلاة والسلام على أشرف الأنبياء و المرسلين وعلى آله وصحبه أجمعين

## PRONOUNCEMENT OF SHARIAH SUPERVISORY BOARD

The Shariah Executive Committee (the "Shariah Exco"), on behalf of the Shariah Supervisory Board (the "Shariah Board") of Guidance Financial Group ("Guidance") and led by the undersigned scholar and Shariah Board member, has reviewed and assessed the structure, mechanism and key documentation in relation to the operations and investments of the digital real-estate-investment platform (the "Platform"), accessible via <https://LuxEstate.io/> and operated by UAE LuxEstate Limited ("LuxEstate"). LuxEstate as the manager of the Platform is advised by Guidance as its Shariah Advisor on matters relating to Shariah compliance of the Platform and its operations.

Following this assessment, the Shariah Exco established that the Platform's offering to investors of the opportunity to acquire equity ownership interests in pre-vetted residential properties (the "Properties") is generally in compliance with the principles of Shariah. The Shariah Exco further understands that a special purpose company or companies, incorporated and administered by LuxEstate on behalf of Platform investors, shall hold these investors' interests in the Properties. The investors are issued shares in the said companies proportional to their beneficial ownership in the Properties and receive quarterly dividend distributions representing their share of net rental income earned from these underlying Properties.

Based on its review of the structure and key documents governing LuxEstate operations and investments, the Shariah Exco is of the opinion that the concept, structure, activities, and mechanism of the Platform are acceptable within the principles of Shariah. As such, an investment through the Platform is also considered as Shariah compliant.

This pronouncement does not constitute a lifetime validation of compliance and remains valid subject to adherence by LuxEstate to the conditions stipulated by the Shariah Exco during its review as well as attainment of satisfactory outcome of the annual Shariah audit on the Platform.

A handwritten signature in black ink, appearing to be "DR. MOHD DAUD BAKAR", written in a cursive style.

DR. MOHD DAUD BAKAR  
(For and on Behalf of the Shariah Supervisory Board of Guidance)

4<sup>th</sup> July 2024



Private & Confidential

Date: 4<sup>th</sup> July 2024

UAE LuxEstate Limited  
11-13 Slingsby Palace  
WC2E 8AB  
London, United Kingdom

Attn: Jawad AL Maktoum & Eisa El Kutby

[jawad@LuxEstate.io](mailto:jawad@LuxEstate.io)  
[eissa@LuxEstate.io](mailto:eissa@LuxEstate.io)

BY EMAIL

RE: Shariah Audit on LuxEstate's Social-investment Platform (the "Platform")

Dear Sirs,

UAE LuxEstate Limited ("LuxEstate"), as the manager of the Platform has co-operated fully with Guidance Investments Sdn Bhd ("Guidance") as the Shariah Adviser in respect of all matters related to the Platform.

LuxEstate has provided relevant information required to ascertain the on-going compliance of the Platform with the conditions stipulated in the Shariah certification letter ("Shariah certification conditions") throughout the audit period.

Based on the information presented to the Shariah Adviser and reviewed by the Shariah Executive Committee ("SEC"), we are of the opinion that the Platform remained in compliance with the Shariah certification conditions over the audit period.

Yours truly  
(for and on behalf of the Guidance Shariah Supervisory Board)  
THE SHARIAH EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to be "DR. MOHD DAI-JD BAKAR", written over a horizontal dotted line.

DR. MOHD DAI-JD BAKAR

