

Islamic Mortgage-

Loan contract moving from introductory fixed profit to variable profit rate & change in EIBOR scenarios

Serial No	PAYMENT DATE	REPAYMENT AMOUNT	PROFIT	PRINCIPAL	OUTSTANDING BALANCE
1	FEB 2019	4,999.14	0	4,999.14	651,744.43
2	MAR 2019	4,999.14	3,374.79	1,624.35	650,120.08
3	APR 2019	4,999.14	3,727.06	1,272.08	648,848.00
4	MAY 2019	4,999.14	3,599.77	1,399.37	647,448.63
25	FEB 2021	4,864.39	3,549.44	1,314.95	617,822.69
26	MAR 2021	4,864.39	3,199.14	1,665.25	616,157.44
35	JAN 2022	5,164.64	3,840.50	1,324.14	602,060.24
36	FEB 2022	5,164.64	3,592.57	1,572.07	600,488.17
239	DEC 2038	2,797.70	16.60	2,781.10	0

Scenario 1 – Loan contract moving from introductory fixed profit to variable profit rate.

Post 2 years of fixed profit rate period, profit rate has moved to the variable profit rate. i.e., for the remaining tenure of the loan.

As per the illustration, EMI has been changed as the loan moved from fixed profit rate to variable profit rate.

The change in the EMI could either increase or decrease based on the effective profit rate of the loan, as on the date of movement.

Scenario 2 – Change in EIBOR resulting a reduced EMI based on the effective profit rate of the loan.

As per the illustration, the EIBOR has been reduced as a result customer's EMI has been reduced.

During the variable profit rate period, Equated Monthly Installment (EMI) will increase or decrease during the life of the loan in line with, changes in the 3 month EIBOR.

Scenario 3 – Change in EIBOR resulting an increased EMI based on the effective profit rate of the loan.

As per the illustration, the EIBOR has been increased as a result customer's EMI has been increased.

During the variable profit rate period, Equated Monthly Installment (EMI) will increase or decrease during the life of the loan in line with, changes in the 3 month EIBOR

Notes:

- I. In the event, 3 months EIBOR + margin is lesser/higher compared to the minimum profit rate, whichever the highest profit rate would be applicable as the effective profit rate of the loan.
- I. 3 months EIBOR is updated on quarterly basis, and this may change the effective profit rate of your loan during the variable profit rate period.