

HBZ
Sirah
Path to success

Islamic banking

The right way to go



www.habibbank.com

Habib Bank AG Zurich is the family-owned heir to a tradition of commerce and banking dating back to 1841. Since our establishment in 1967, we have progressed from a one-office operation to an international organisation with a presence in 10 countries working across four continents.

We've been helping individuals, families and businesses manage their money for more than 50 years. Over this time, we've developed close working relationships by focusing on our core values. Today we offer modern financial services along with a personal approach from our network of branches across the UK.

We have launched the Islamic banking service under the brand name 'Sirat', which reflects our group's core values and vision for future success. We offer Islamic personal and commercial banking products, managed by our dedicated Sirat team, which has a UK-wide mandate.

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Balance your financial needs with your beliefs

If you're looking for personal or business banking services that reflect your values then our Sirat accounts are an ideal choice. We've designed them in line with Shariah principles — the framework of principles and guidelines that govern the lives of people who follow the Islamic faith.

We're committed to being an inclusive company and these accounts are available to people of all faiths and no faith alike.

Shariah compliance sits firmly at the heart of our Sirat banking products and services

To give you peace of mind that Sirat banking meets Shariah principles, we work closely with an independent Shariah adviser to ensure the structures and documentation of the Sirat accounts are reviewed and approved from a Shariah compliance perspective.

Our advisory firm is Islamic Finance Advisory and Assurance Services (IFAAS). IFAAS oversees the Shariah governance of our Sirat banking services and conducts regular Shariah compliance audits.

Our Islamic banking funds are managed in accordance with Shariah requirements.

A personal approach

Habib Bank AG Zurich combines modern and efficient banking services with a personal approach through a network of eight branches across the UK. For Sirat, we have a team of dedicated relationship managers who have a UK-wide mandate.

We are a global financial services company operating in Europe, South Asia, the Middle East, Africa and North America. This reach provides an international perspective for our customers based in the UK and their business interests around the world.

Our approach is driven by a focus on 'service with security'. The building blocks of our business and culture are made up of our six core values — commitment, teamwork, respect, responsibility, integrity and trust.

Path to success

In Arabic, Sirat means path or direction, and is a reflection of our vision and core values. As a philosophy, Sirat represents our commitment to maintaining the highest standards of Shariah compliance with our financial products and unparalleled customer service.

Sirat has its roots in the values and principles upheld by the Habib family in more than 100 years of international business.



Current account



Sirat current account (Qard Hassan)

Take control of your everyday personal and business banking needs with our ethical and Shariah-compliant current account, which follows the Islamic financial structure of Qard Hassan.

Under Qard Hassan, you can withdraw funds at any time without notice. The Bank guarantees your principal amount, but the account offers no return and you will not incur any losses. You can be assured of the convenience of day-to-day financial services and the peace of mind knowing that your money is placed and managed in a Shariah-compliant manner.

Features and benefits

- Interest-free bank account.
- Debit card and cheque book, subject to status.
- Funds administered in accordance with Shariah principles.
- Ability to make international payments.
- Convenient online access to the account.

Deposit money

You can put money into your current account by:

- online transfer from another account or money transfer;
- cash deposit at one of our branches; or
- cheque at a branch or by post to our registered headquarters at the following address:

Habib Bank Zurich plc
Habib House
42 Moorgate
London EC2R 6JJ

Withdraw money

You can withdraw money from your current account by:

- online transfer to another account;
- standing order or Direct Debit;
- cash withdrawal in branch; or
- ATM cash withdrawal (charges may apply on non-Habib Bank ATMs).

If you are planning to travel outside of the UK, some restrictions may apply to your Habib Bank Debit Card. Please contact our branch for more information.



How to apply

You can apply for a Sirat current account at one of our branches. For further information please visit us online and go to our Sirat products and services section.

www.habibbank.com

Savings accounts



We offer a choice of two Shariah-compliant savings accounts so that you can benefit from competitive profit rates.

Both accounts are available in sterling, US dollars and euros. They can be opened for UK residents, expats, non-UK residents, sole proprietors, partnerships, limited companies and special purpose vehicles (SPVs).

Sirat Fixed Term Deposit (FTD) Account

Payment of profit	Profits are paid on maturity
Minimum deposit	£1,000
Terms available	3 months, 6 months, 9 months and 1 year
Expected profit rate	Depending on deposit term and amount
Maturity	At maturity, we will transfer the funds (deposit amount plus profit) to your nominated account
Withdrawals	You can only withdraw the money once the deposit has matured
Access	<ul style="list-style-type: none">· In branch· Telephone· Online

Sirat Savings Account

Payment of profit	Profits are paid monthly
Minimum deposit	£1,000
Terms available	Instant access
Expected profit rate	May be revised on a monthly basis
Maturity	Not applicable
Withdrawals	You can credit or debit the account as often as required
Access	<ul style="list-style-type: none">· In branch· Telephone· Online

Wakala – Agency Agreement

Our ethical and Shariah-compliant saving accounts offer you the opportunity to receive Shariah compliant returns on your personal and/or business savings.

In line with Shariah principles, we do not pay interest and we do not use your funds in interest-based financial transactions or any products prohibited by Shariah. Wakala is an agency arrangement where we make Shariah compliant investments by acting as your agent to achieve an expected profit rate payable to you.

We offer different expected profit rates to help you save more.

Financial Services Compensation Scheme (FSCS)

Your eligible deposits are protected by the FSCS, the UK's deposit protection scheme. Each account holder is entitled to claim up to the current FSCS limit in respect of the total value of all accounts you hold with us. Please visit www.fscs.org.uk for further information.

Real estate financing



If you're looking to buy commercial or residential buy-to-let property, then we offer a range of tailored Shariah-compliant financing options.

As well as competitive rates and low fees, your dedicated relationship manager will support you through all stages of the application process.

Commercial real estate

Purpose	<ul style="list-style-type: none">· New purchase· Change from your existing mortgage (refinancing)· Raise funds from your existing property (equity release)
Finance term	Up to five years
Finance to value (FTV)	Maximum up to 65% of the property's value
Property types	Office, retail, mixed use, residential units, warehousing, student accommodation and banqueting halls, among other sectors
Property location	England
Available to	UK residents, expats, non-UK residents, sole proprietors, partnerships, limited companies, SPVs, offshore structures and trusts

Residential buy-to-let

Purpose	<ul style="list-style-type: none">· New purchase· Change from your existing mortgage (refinancing)· Raise funds from your existing property (equity release)
Finance term	Up to five years
Finance to value (FTV)	Maximum up to 70% of the property's value
Property types	Various, including individual buy-to-lets, portfolio of buy-to-lets (no restriction on the number of properties in a portfolio), and houses for multiple occupation (HMOs)
Property location	England
Available to	UK residents, expats, non-UK residents, sole proprietors, partnerships, limited companies, SPVs, offshore structures and trusts

Islamic finance options

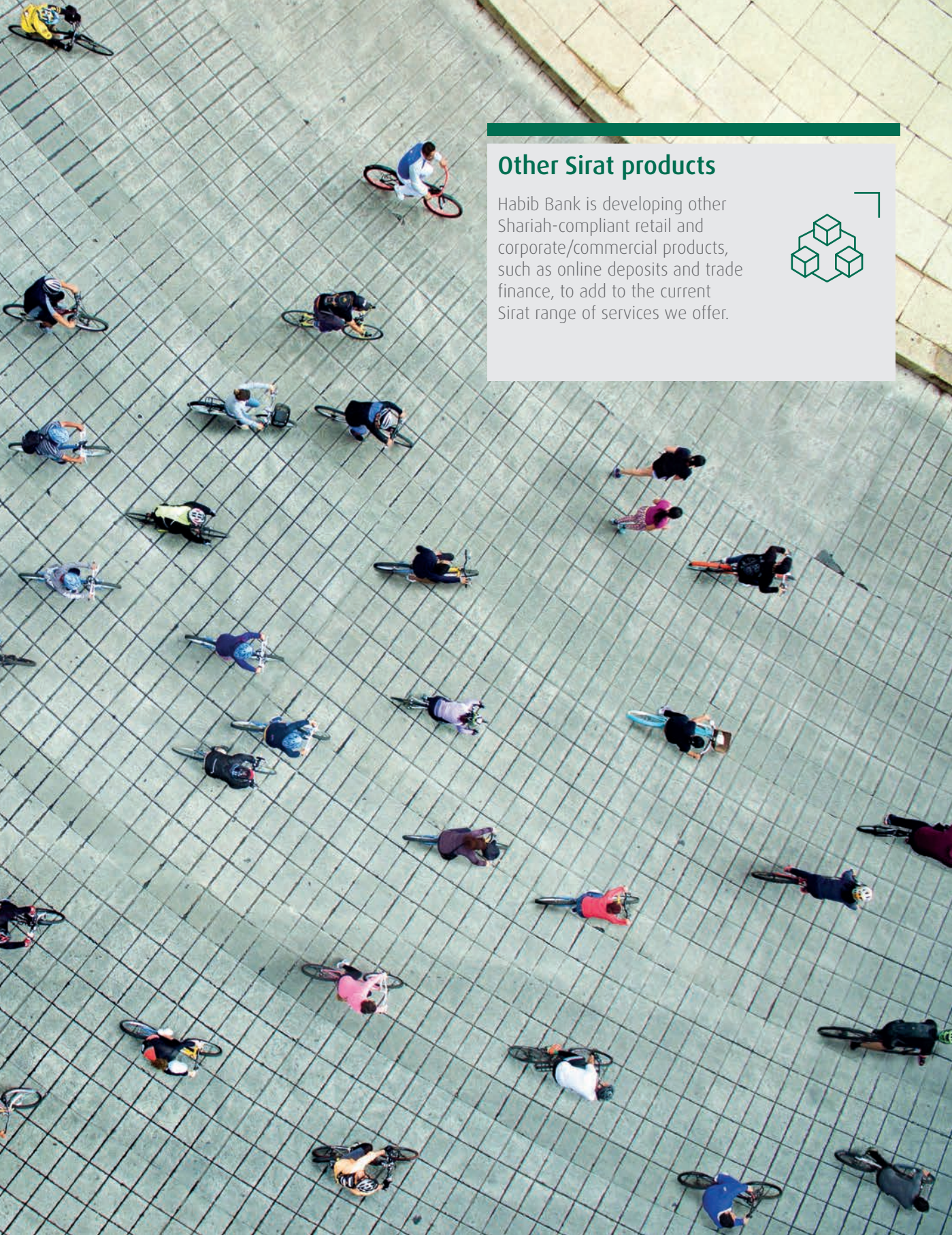
We use two modes of Islamic finance, namely Diminishing Musharaka and Commodity Murabaha, depending on the specific kind of real estate finance you require.

Diminishing Musharaka

You purchase the property jointly with the Bank – your deposit is your stake and we fund the rest. You pay rent on the portion that the Bank owns, and gradually acquire the Bank's share through acquisition payments over the term of the finance agreement. If you choose to pay rent only, you make a lump-sum acquisition payment at the end of the finance term.

Commodity Murabaha

We use a Shariah-compliant financial arrangement that is known as 'Commodity Murabaha'. The Bank organises all the necessary elements of purchasing and selling commodities to generate liquidity you need to purchase the property.



Other Sirat products

Habib Bank is developing other Shariah-compliant retail and corporate/commercial products, such as online deposits and trade finance, to add to the current Sirat range of services we offer.



Contact us

If you'd like to find out more about any of our Islamic banking services, please feel free to get in touch by phone on 0808 18 SIRAT (74728) or email sirat.uk@habibbank.com or visit our website: www.habibbank.com/uk/home/ukSirat.html

Or please feel free to contact any of the Sirat team on their details below:

The UK designated Sirat team

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www.habibbank.com



We are a participant of the Current Account Switch Service, making it easy for you to switch to a Habib Bank current account.

For more information, visit us in branch, call +44 (0)20 7452 0211 or email cass.uk@habibbank.com

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