AMANAH ADVISORS
Global Islamic Finance & Fintech Services

SHARIAH COMPLIANCE CERTIFICATE

FOR THE DEPOSIT BRIDGE PRODUCT OF WAYHOME

24th June 2026

This certificate is an official pronouncement by Amanah Advisors regarding the Shariah compliance of the Home Occupation and Right to Purchase Plan (the Product), a home finance arrangement under which a Resident occupies a residential property owned by the Provider and is granted a separate right to purchase that property at a future date. The Product is administered by Unmortgage Limited (trading as Wayhome) as agent and property manager on behalf of the Provider.

Reviewed documents

We have reviewed the principal documentation relating to the Product, including:

- The Home Occupation Agreement
- The Right to Purchase Agreement

Structure and scope

The Product is constituted by two separate and independent agreements.

Under the Home Occupation Agreement, the Provider, as legal owner of the Property, lets the Property to the Resident under an assured tenancy. The Resident pays a Monthly Occupation Payment which is consideration for the occupation and use of the Property only, and is expressly not a payment towards the purchase price, equity, a deposit, or any ownership interest in the Property. No security deposit is taken. The Provider retains ownership of the Property and bears the attendant ownership risks, including buildings insurance and the principal repairing obligations, until the sale of the Property completes.

Under the Right to Purchase Agreement, the Provider grants the Resident a unilateral, personal and non-transferable right to purchase the Property at the end of a fixed period of five years. The purchase, if the right is exercised, takes place at the open market value of the Property as assessed by an independent RICS valuer, less a Completion Discount which, together with the credit for the Right to Purchase Option Fee already paid, gives the Resident a Total Purchase Benefit equal to ten per cent of that market value. The Right to Purchase Option Fee is consideration for the grant of the right and the Provider's acquisition and arrangement work. The right to purchase confers no legal or equitable interest in the Property before completion and does not resemble ownership.

Most importantly, the Option Fee includes payments for services in arranging the entire transaction, and it is on this basis that the Fee is acceptable and against services in acquiring the property and arranging the property.

This structure operates in substance as an Ijārah (lease) coupled with a separate unilateral undertaking to sell. The lease and the future sale are kept distinct: the rent is genuine consideration for the usufruct of an asset that the Provider owns and whose risk it bears (al-kharāj bi-l-ḍamān), and is not linked to, nor a payment towards, any acquisition of equity. The future sale is a genuine sale at market value, and the Total Purchase Benefit is a voluntary, unilateral concession (tabarruʿ) granted by the Provider; it is expressly not interest, a rebate, the return of financing, or any form of loan or credit, and is not contingent on the Resident's rent, conduct or length of occupation. On this basis the arrangement does not give rise to ribā, and avoids the impermissible combining or conditioning of the lease and the sale upon one another.

Amanah Advisors conducted an independent, document-level review of the Product's governing agreements and of the relationship between them. Each agreement was tested for its contractual form, and the Product as a whole was tested for the separation of the lease from the sale and for the character of the payments made under it. The open items identified during the review were satisfactorily resolved through amendments to the documentation and confirmations provided by the Provider. On that basis the review concluded that the Product is Shariah-compliant, and this certificate is issued accordingly.

Shariah opinion

Based on our review of the documents, terms and operational framework presented to us — including the Home Occupation Agreement and the Right to Purchase Agreement — it is our opinion that the Product is in accordance with the principles of Islamic finance and contemporary Shariah standards for a Shariah-compliant home finance arrangement, and is Shariah-compliant. This opinion is subject to the Product being established, operated and implemented in accordance with the approved structure, terms and documentation reviewed by us, and in particular to the Monthly Occupation Payment being applied solely as consideration for occupation and the two agreements being maintained as separate and independent arrangements.

Important disclaimer

The Provider, and where applicable Unmortgage Limited (trading as Wayhome), are 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, regulatory, or tax advice. Residents and prospective 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, individual transaction conduct, regulatory outcomes, or any financial loss arising from deviations from the approved Shariah structure.

Mufti Faraz Adam,
Executive Director, Amanah Advisors