



Key Concepts of Islamic Financing and Interest-Free Home Ownership Program

By PERVEZ NASIM (Chairman)

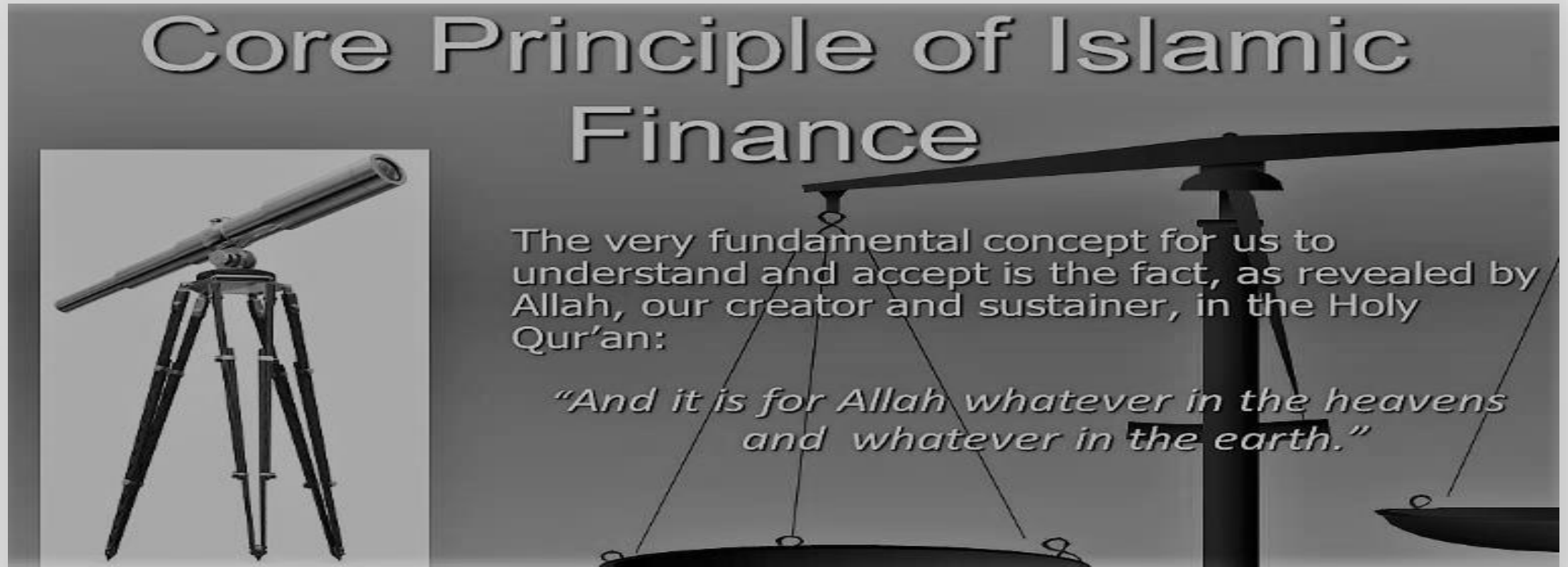
Islamic Co-operative Housing Corporation Ltd.

Ansar Financial Group, Canada



Ansar Financial

What Drives us ...



Core Principle of Islamic Finance

The very fundamental concept for us to understand and accept is the fact, as revealed by Allah, our creator and sustainer, in the Holy Qur'an:

"And it is for Allah whatever in the heavens and whatever in the earth."

Ansar Financial - Islamic and Ansar Co-operative Housing Corporation
Over 40 years of Community Service

IN OTHER WORDS, WE THE HUMAN BEINGS;



Do not really own anything in this World,
Are just a trustee, will have to account
for any and all breaches of this trust,
abuse, misuse & injustices





WE THE HUMAN BEINGS

- Come to this World with nothing, not even with a diaper;
- We leave this World with nothing material;
- only our good deeds and bad deeds go with us in our graves.





SHARIAH (ISLAMIC LAW) REQUIRES FROM A MUSLIM THAT ONE MUST:

- **Have honesty and integrity;**
- **Expect blessings and rewards from the Creator, in addition to monetary benefit;**
- **Be truthful and not to deceive;**
- **Be conscious of social and environmental cost/benefits; rather than just monetary fulfillment.**





Misconceptions among Muslims particularly, and among some Non-Muslims, as Well!

- Islamic banking and financing means; ‘conventional banking and financing’ delete the word “Interest”, add the word “Profit”!





Islamic Co-operative Housing Corporation Ltd.

- Maximizing the profit is not the most important aspect of business
- Charity and social responsibility are part and parcel with the bottom line



“AFFORRRRDABLE AND INTEREST-FREE HOME OWNERSHIP”

ISLAMIC ALTERNATIVE A PRACTICAL MODEL

By **PERVEZ NASIM (Chairman)**

Islamic Co-operative Housing Corporation Ltd.
Ansar Financial Group, Canada



Islamic Co-operative Housing Corporation Ltd.

- North America's 1st Islamic Financial Institution
- An interest-free HOME OWNERSHIP and INVESTMENT Project established in 1980 in Canada



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

THE SHARIA MODEL ADOPTED BY THE CO-OP

- **Musharikah Mutanaqisah or Decreasing Partnership model was adopted;**
- **For its simplicity and practical nature for the long-term transactions;**
- **A Partnership between a Family and the Community (Co-op)**



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

A PARTNERSHIP

Between the Islamic Financial Institution
and
The Prospective Homeowner



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

Islamic Co-operative Housing Corporation Ltd.

- **THE CO-OP IS BEING MANAGED BY A BOARD OF SEVEN VOLUNTEERS WHO ARE ELECTED EVERY TWO YEARS**



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

Our Objectives

- *To facilitate our committed members the opportunity to buy a house for their families without indulging in riba, and with as much security and flexibility as possible, within the taxation and legal framework of the country*
- **and**



.... to provide

an Opportunity to Committed Muslims all over the World...

- To mobilize and pool their savings and invest in the houses of fellow Muslims with no strings attached to a particular house;
- To keep an individual's funds as flexible as possible with the ability to sell/transfer his/her shares with a reasonable notice;
- To maintain the security of the investment; and,
- To share the capital gain or loss and the rental income of the “Co-operative” in the form of dividends with all members.



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

TYPES OF MEMBERSHIP

- a) Prospective Home Buyers;
- b) Home Buyers under the **interest-based** mortgages;
- c) Simple Investors;
- d) Home Buyers under Co-op Scheme;
- e) Institutional Investors; Mosques, Charities & Islamic Centers etc.
- f) Children/Grand Children



MEMBERS COMMITMENTS:

- Pay \$75 membership fee to join
- Buy 6 shares of \$100 each annually
- Invest first and buy shares
- 20% of 1st \$100,000 cost of house
- 25% of up to the next \$100,000 cost
- 30% of over \$200,000 cost of house



MEMBERS:

- Pay proportionate rent
- Increase their ownership when they can
(every month or every second month or so on)
- Rent decreases as ownership ratio increases (could be every month or so)
- Share gain/loss 10% with the co-op
- Legal ownership remains in the name of the housing co-op till 100% ownership shares are purchased by the member



MONTHLY RENT REVISION FORM

► Membership #: R.E.P #:

Revision # _____

► Effective , _____ the total proportionate occupancy charges for the above housing unit will be \$1,100.00 calculated as follows:

► Shares previously held by the member \$120,000.00

► Additional shares purchased on _____ \$ 20,000.00

► Total shares held by the member A = \$140,000.00

► Corporation's share B = \$166,000.00

► Cost of the Housing unit C = \$306,000.00

►

► Occupancy Charges (Rent) D = \$ 2,000.00

►

► Monthly Proportionate Rent: $(B / C) \times D$ E = \$ 1,085.00
 $\$ 166,000 \times 2,000$
 $\$ 306,000$

► Add: Administration Fee: \$ 15.00

► **TOTAL PROPORTIONATE RENT :** **\$ 1,100.00**

► PREPARED BY: _____

DATE: _____



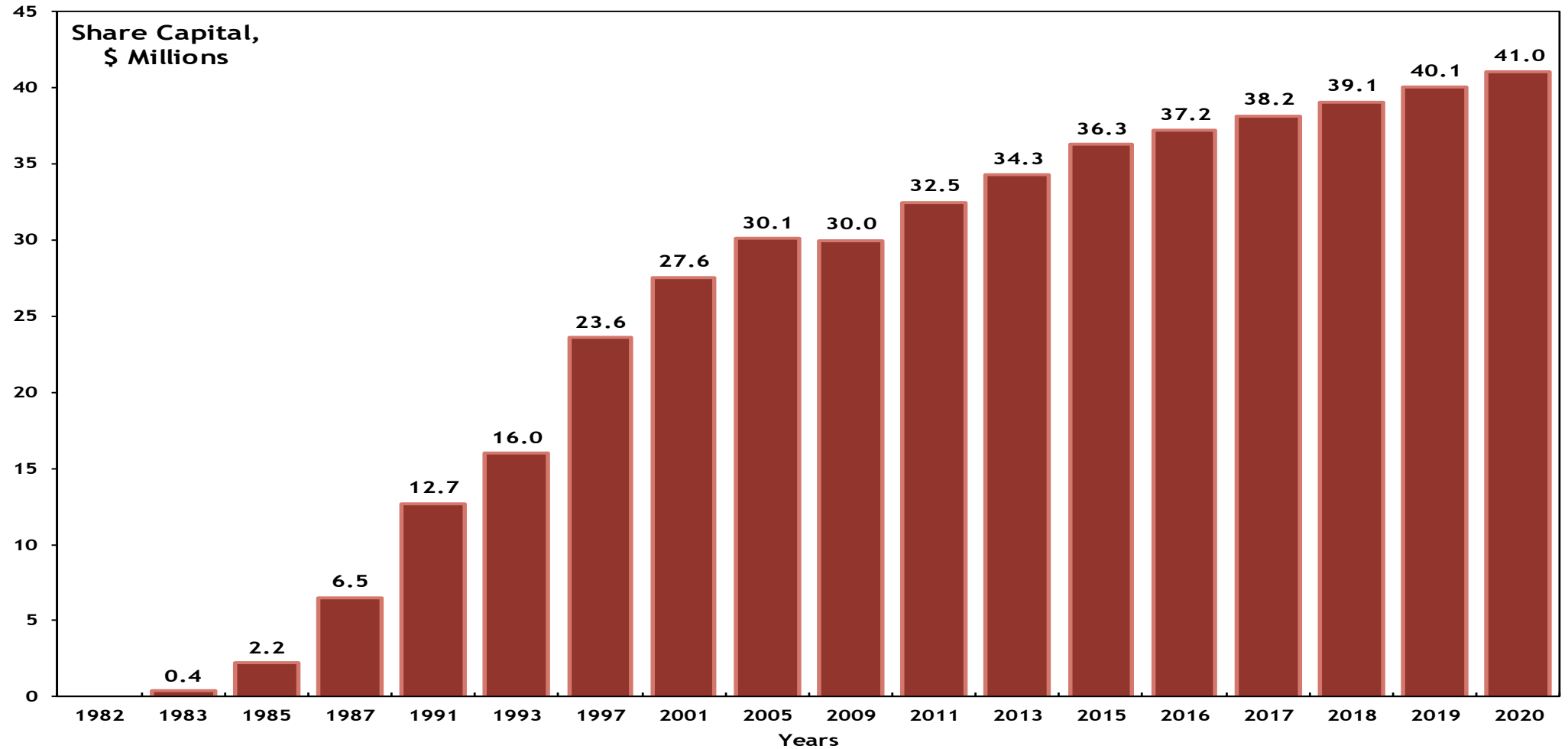
ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

SHARING OF GAIN OR LOSS

- As a result of sale/transfer of the housing unit any gain or loss realized will be divided as follows:
 - a) If, at that time, the member has more than 50% shares, 10% to the Co-op and 90% to the member.
 - a) If the member has 50% or less shares, 20% to the Co-op and 80% to the member.
- The capital gain or loss will be shared after making an adjustment for authorized improvements, expansions and certain legal expenses incurred by the member.

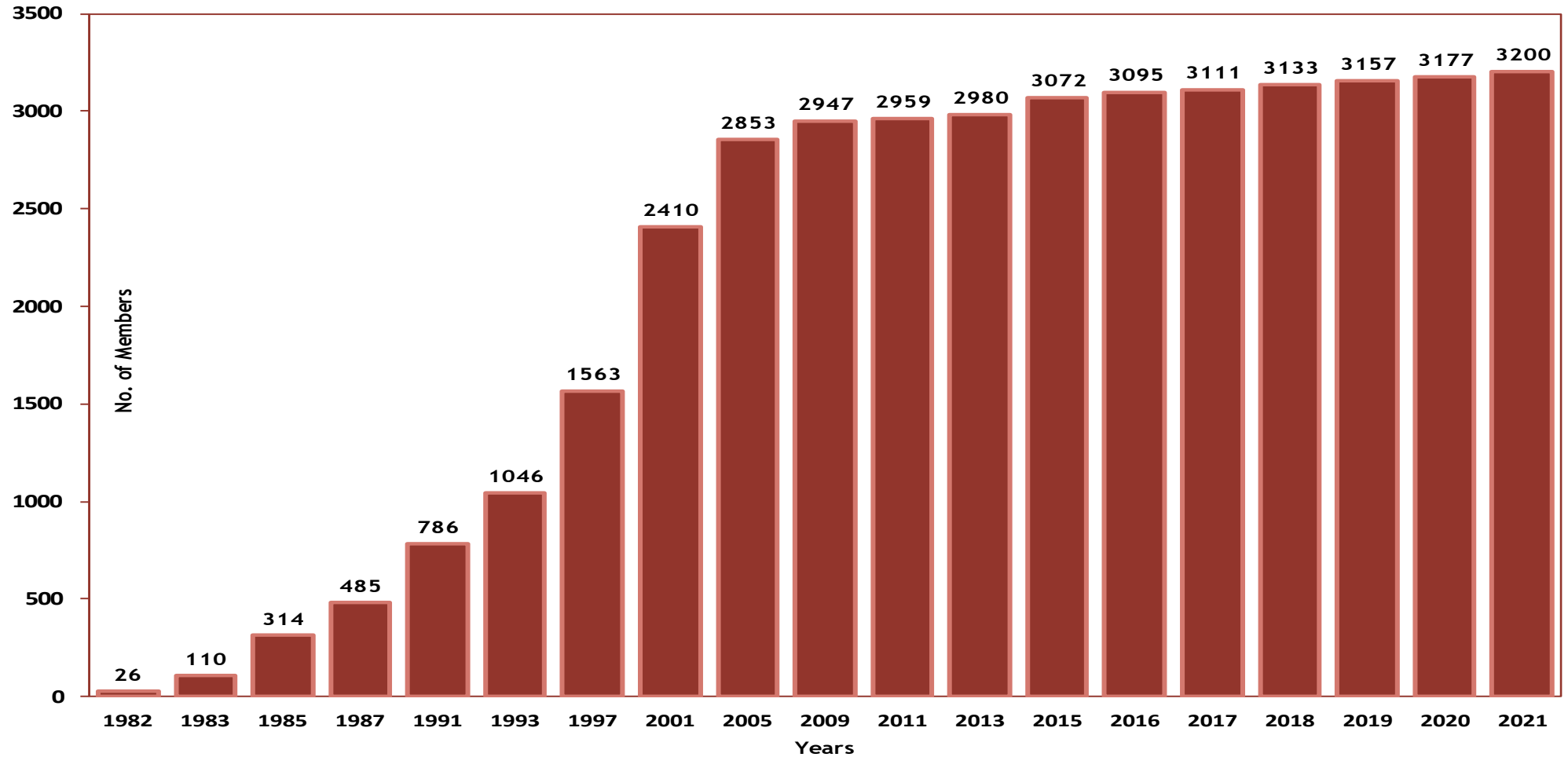


SHARE CAPITAL IN \$ MILLIONS

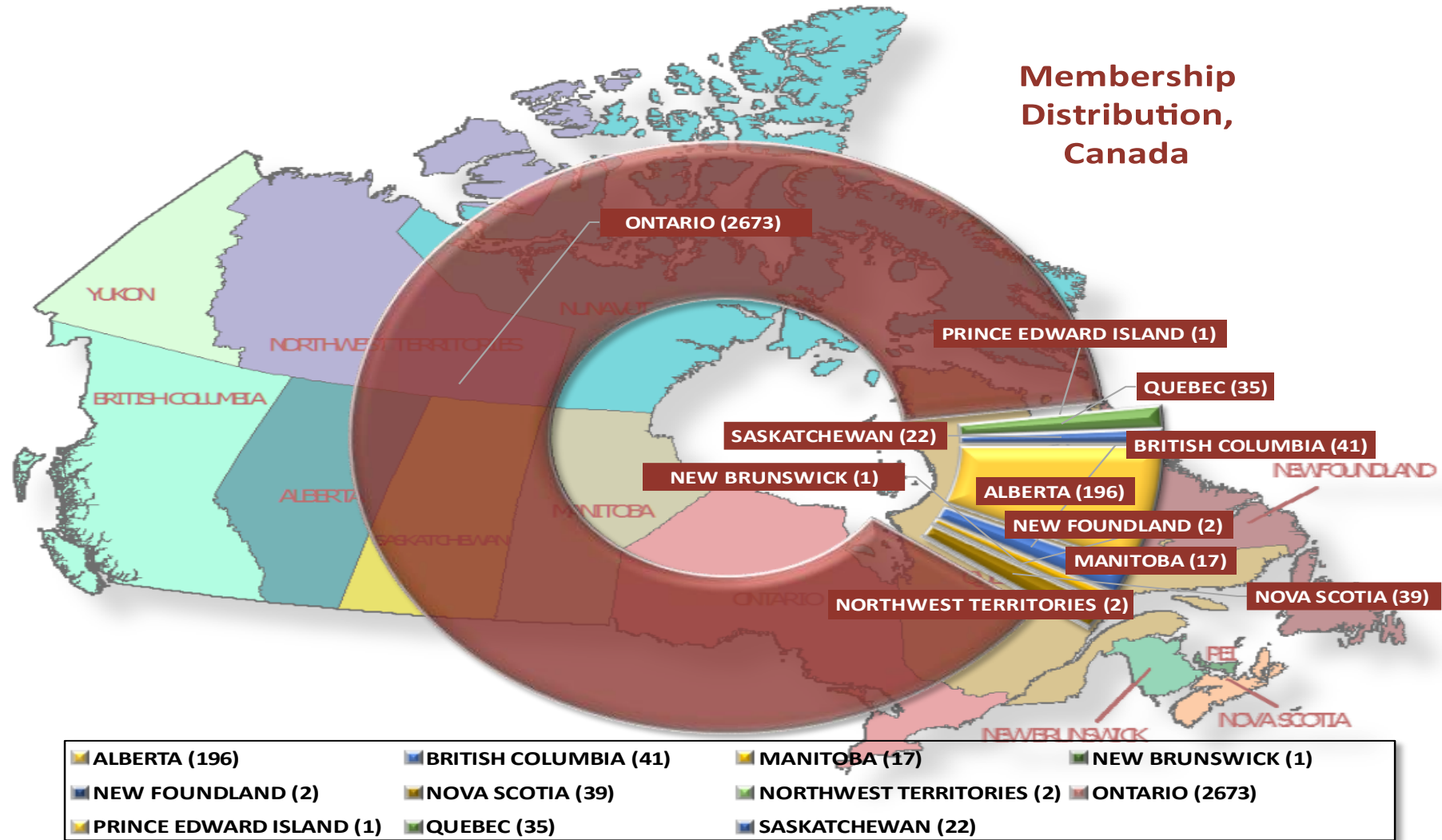


ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

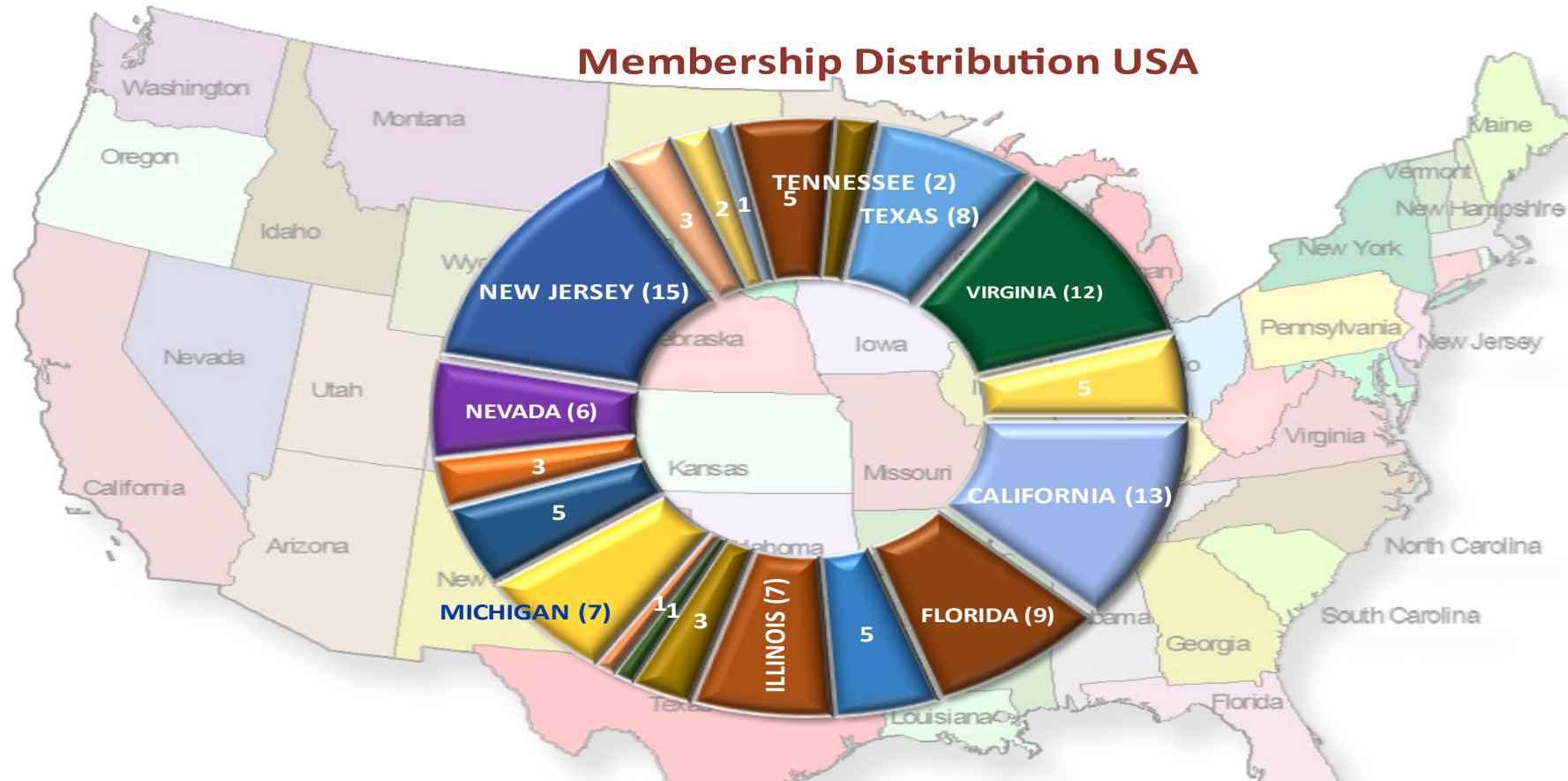
Increase in Membership



Membership Distribution, Canada

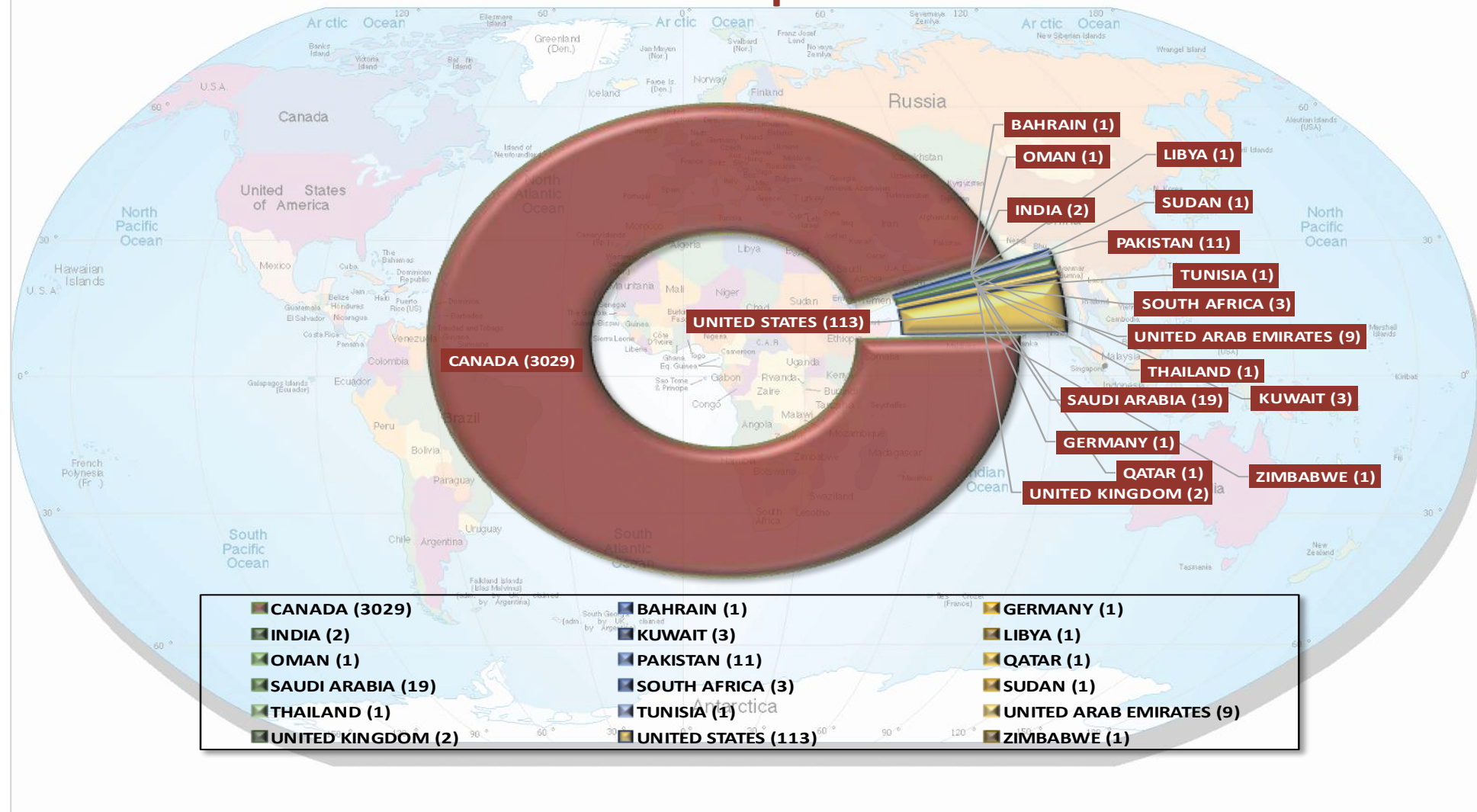


Membership Distribution USA

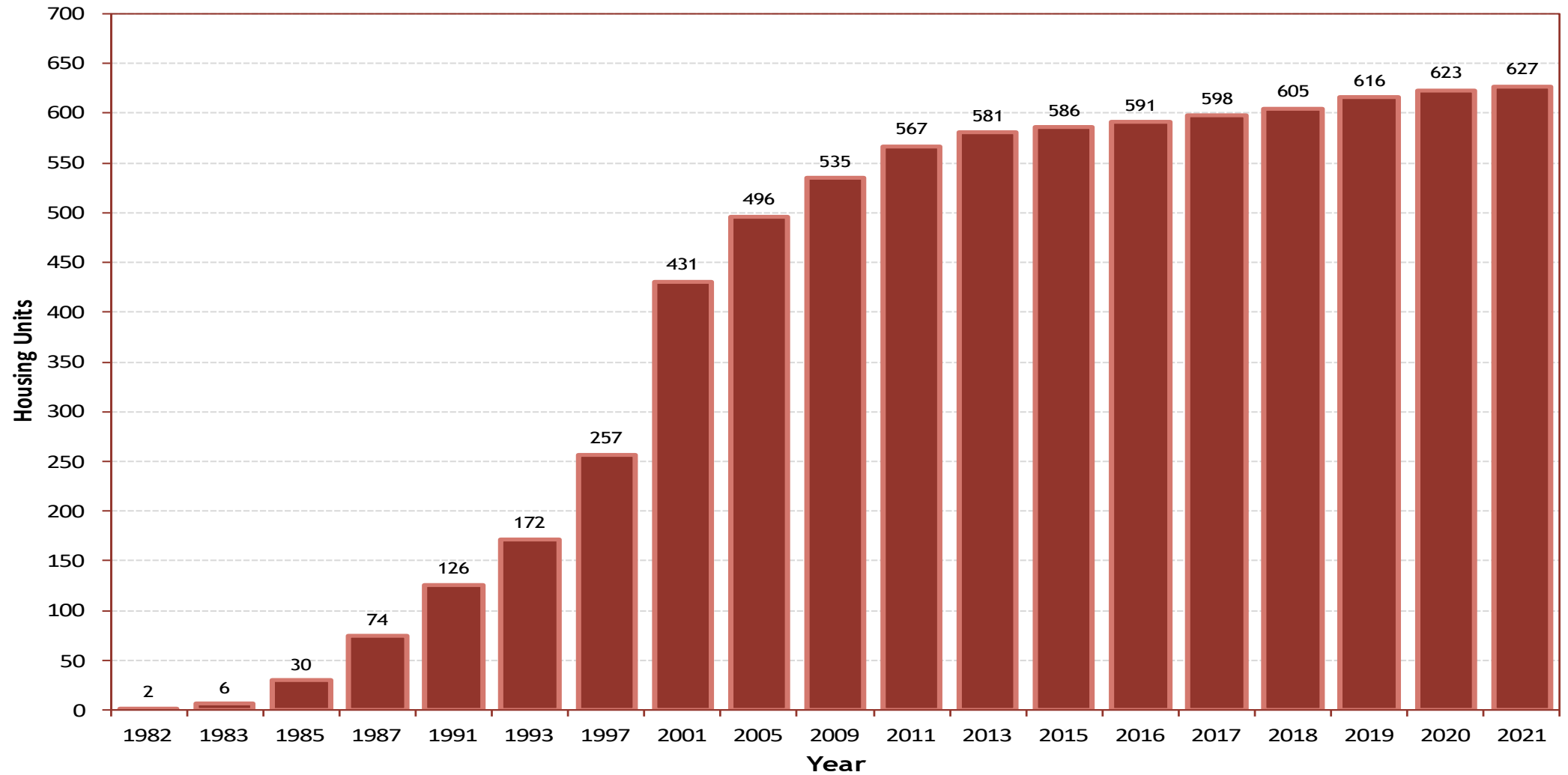


CALIFORNIA (13)	FLORIDA (9)	GEORGIA (5)	ILLINOIS (7)	INDIANA (3)
MARYLAND (1)	MASSACHUSETTS (1)	MICHIGAN (7)	MINNESOTA (5)	MISSOURI (3)
NEVADA (6)	NEW JERSEY (15)	NEW YORK (3)	NORTH CAROLINA (2)	SOUTH DAKOTA (1)
OHIO (5)	TENNESSEE (2)	TEXAS (8)	VIRGINIA (12)	WEST VIRGINIA (5)

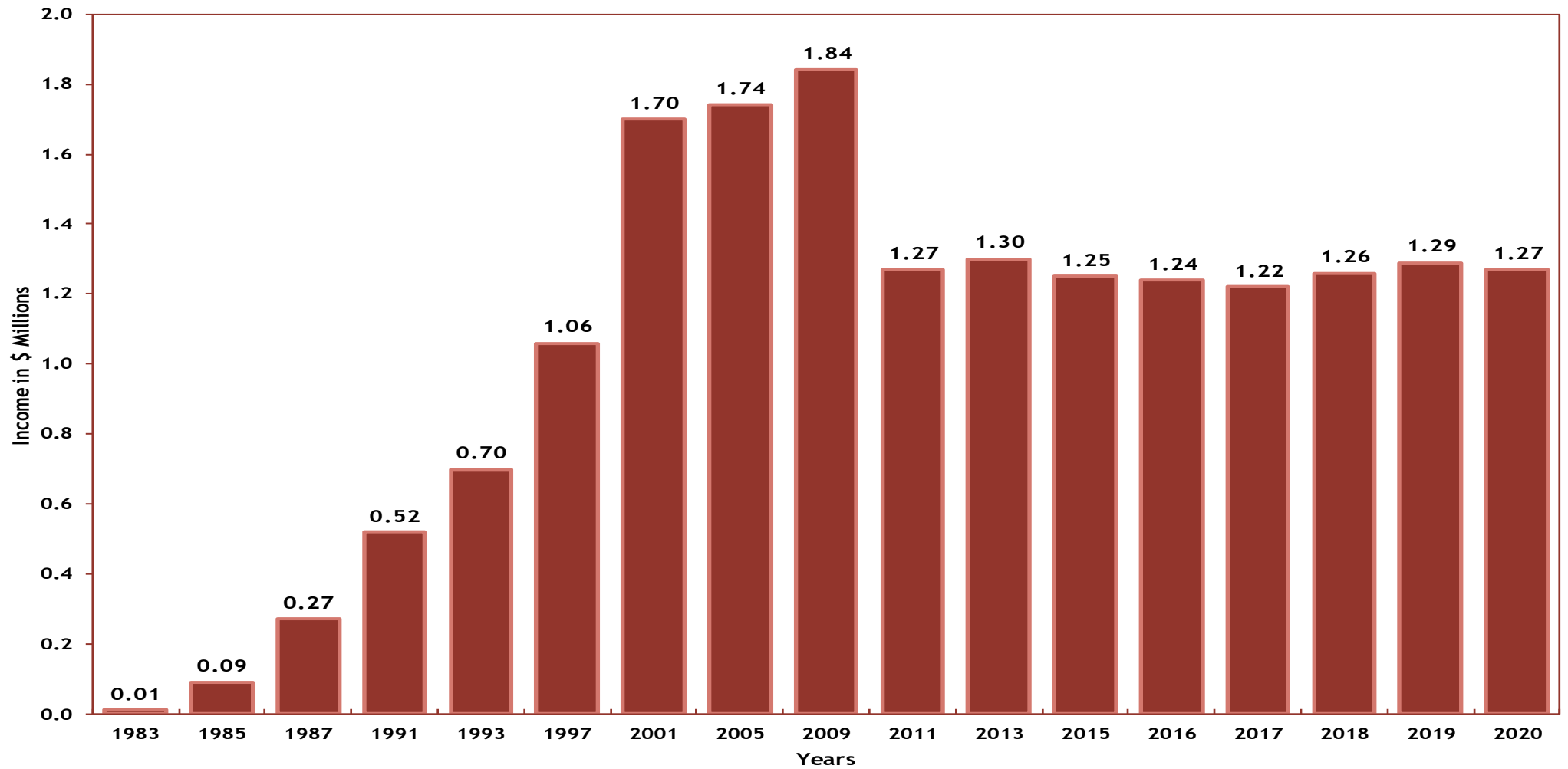
Global Membership Distribution

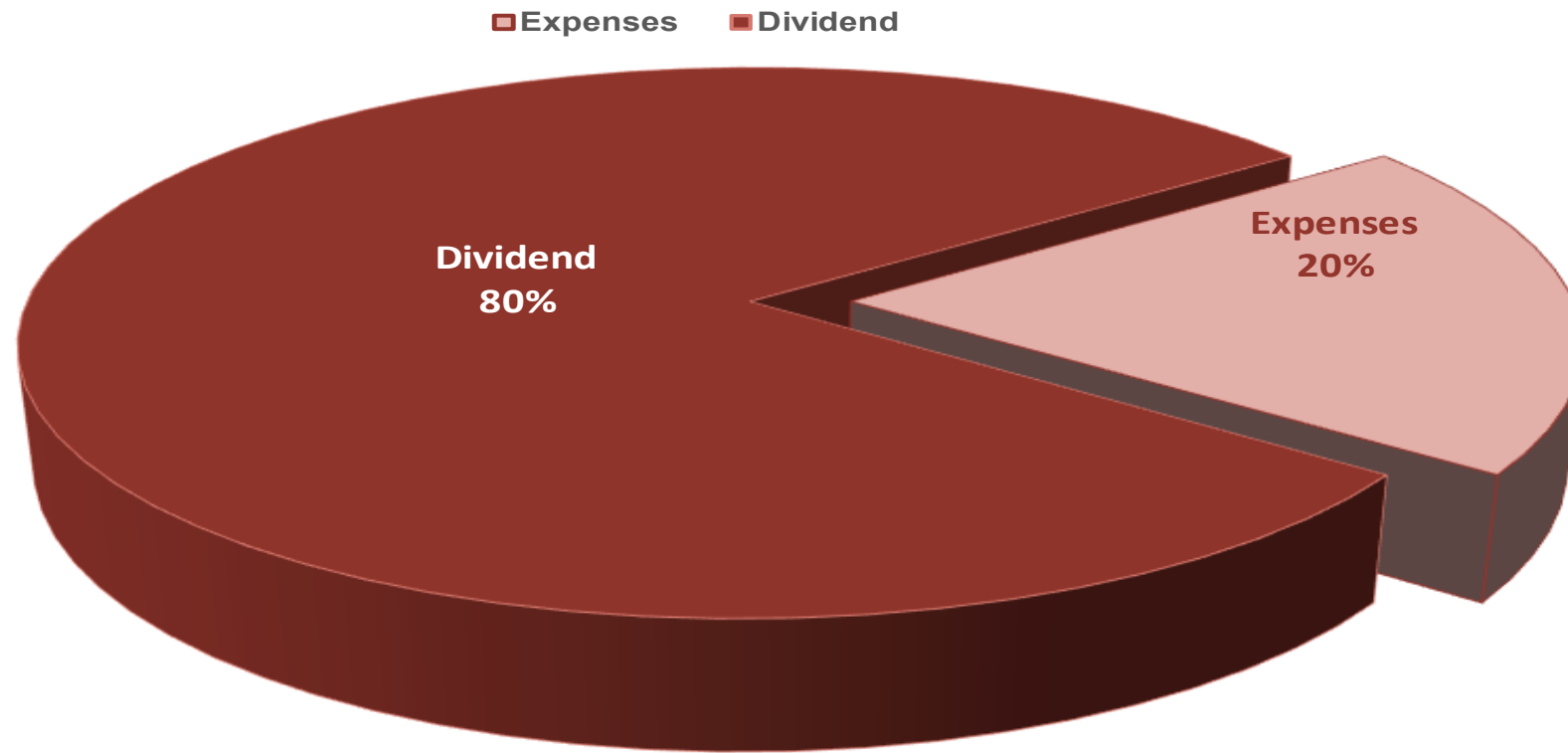


Increase in Housing Units



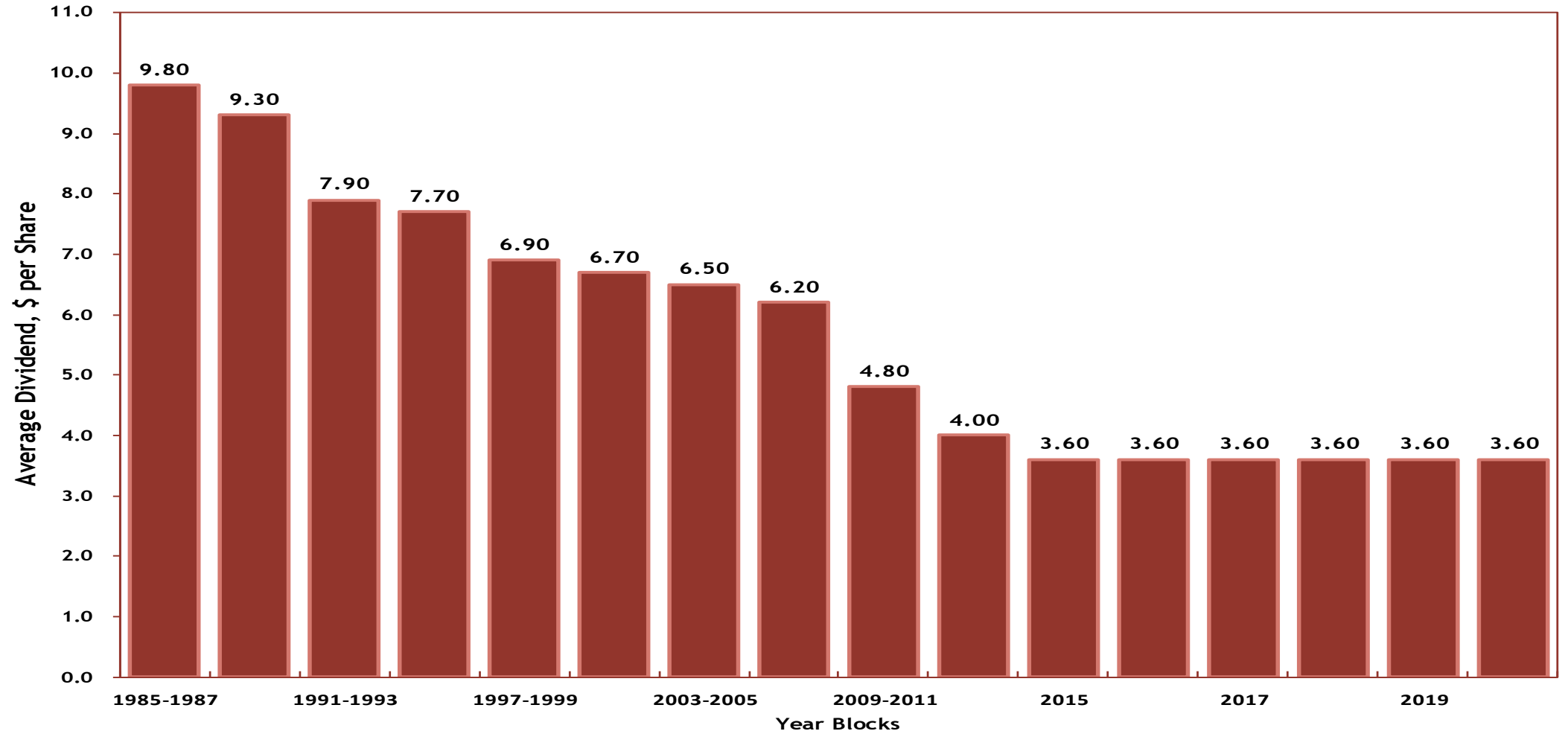
INCOME \$ MILLIONS





Income Distribution

DECLARED DIVIDEND%



Islamic Co-operative Housing Corporation Ltd.

- Members are in drivers' seat
- Complete 100% ownership in 10-12 years
- Conventional mortgages take 25-30 years



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.



ANSAR FINANCIAL GROUP LAUNCHED A NEW CO-OPERATIVE IN 2003



ANSAR CO-OPERATIVE HOUSING CORPORATION LTD.
Ansar Co-operative operates under the same principles

COMBINED PRESENT STATUS

- In thirty-eight years, purchased around **NINE HUNDRED (900)** houses
- Sold a little over \$75 Million worth of Shares;
- Gave Dividends between 3.6% and 10%.
- For the year 2020 it is 3.6%;
- Membership has grown to over 5,000 in North America and a good number from overseas as investors;



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

Islamic Co-operative Housing Corporation Ltd.

Established Home & Auto Takaful for Co-op Members

in partnership with second largest Insurance Company in Canada

The Co-operators Insurance Group



OUR OTHER SERVICES AND PROJECTS

- **Business Financing & Joint Ventures**
- **Car Ownership Plan**
- **Interest-free Retirement Saving Plans**
- **Equipment Leasing**
- **Land Development**
- **Residential & Industrial Construction and Development**
- **Healthcare Facilities (Nursing Homes in Progress)**



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.



www.ansarhousing.com

E-mail achc@ansarhousing.com



ACHC
ANSAR & ISLAMIC CO-OPERATIVE
HOUSING CORPORATION LTD.

Ansar Financial Group - AFG

(AG - Private + AFDC - Public)

- Funds are invested in Ethically and Islamically permitted businesses/projects through Ansar Financial Group
- Various Shariah concepts such as:
 - MUSHARIKAH (partnership)
 - MURABAHA (installment purchase) and IJARA (leasing)are applied in the operation of all business transactions.





Ansar Financial

First Interest-Free Public Company in North America

**Ansar Financial
and
Development Corporation (AFDC)**

First Interest-Free Public Company in North America

HIGHLIGHTS OF AFDC IPO

- **Maximum Offering: \$15,000,000**
- **Sold 14,600,000 Common Shares in March 2010**
- **\$1.00 per Common Share**
- **Current Portfolio over \$15.5 Million**
- **Shares are Tax-Deductible for Retirement, Education and Tax-Free Savings Plan**



Core Principles of Business of this Corporation:

The Corporation (AFDC)

- Is operating on Interest-free basis;
- Is Prohibited from Borrowing Money on interest;
- Has Sharia/Ethics Committee is mandated in the Corporation's By-Laws





Ansar Financial



Leading Financial Development of the Community

1825 Markham Road, Suite 209

Toronto, ON M1B 4Z9

t: 1-416-646-1271

e: info@ansarfinancial.com

ansarfinancial.com



Ansar Financial

THANK YOU

1825 Markham Road, Suite 209

Toronto, ON M1B 4Z9

t: 1-416-646-1271

e: info@ansarfinancial.com

www.ansarfinancial.com