

ZAD HOLDING COMPANY									
Commercial Bank of Qatar(CBQ)Long Term Facility Approval (Sale and lease back agreement - Ijara)									
Agreed service charge comparison - as per facility agreement.									
Date: 10th July 2024		Reference No :				July 2024 / 0724001			
Sr No.	Bank Name (All rates are per annum basis except exchange rate)								
	1	2	3	4	5	6			
A	Charges - for different Services	CBQ (Commercial Bank)	Dukhan Bank	Mashreq (USD & QAR)	QIB	Credit Suisse	Masraf Al Rayan	Short Term Facility (Working Capital facilities)	
	Approved Limit in QAR millions		510.00	365.00	250.00	110.00	150.00		
	Type of security		Unsecured	Unsecured	Unsecured	Asset Backed	Unsecured		
	LC Opening Charges - Current		0.30%	0.125%	0.125%	N.A	0.250%		
	Letter of Guarantee Opening Charges		0.25% p.a TB & 0.3% p.a-PB & APG.	0.50%	0.30%	N.A	0.30%		
	Short term loan Profit rate p.a.		Min 6.25% -(QMLR plus 0.5%)	1.25%+6M Qibor (min 2.25%)	QMLR minus 0.50% Total min Profit 5.75%	0.9% plus 3M term SOFR	Min 6% -(QMLR plus 1.50%)		
	Muarabaha effective rate (as on servie memo date)		6.75%	**5.70%	5.75%	5.85%	7.75%		
	Exchange rate QAR/USD.		3.6750	3.6550	3.6650	NA	NA		
Note: **5.70% special discounted rate from Mashreq bank.									
B	Type of Long term loan	Secured Property Mortgage	Unsecured (On Balance Sheet)	Secured Property Mortgage		Unsecured (On Balance Sheet)		Long Term Facility (Term Loans)	
	Approved Limit in QAR millions	250.00	200.00	328.50	NA	292.00	NA		
	Long term loan Profit rate p.a.	First 2 years 4.25% After 2 years QMLR+0.25%(min 4.5%)	QMLR + 0.90%	3M SOFR +1.55%		3M SOFR +2.49%			
	Limit utilised in QAR millions	-	200.00	193.45		182.50			
	Corporate Guarantee	Yes	Yes	Yes		No			
C	Total Facility (Short Term+Long Term Facilities)		Values in QAR in million					Total	
	Total Limit	250	710	694	250	402	150	2,455	
	Facility Limit - LC & short term loan	-	500	365	250	548	150	1,813	
	Foreign exchange treasury limit	-	10		-		-	10	
	Facility limit - BG (Sub limit)	-	200	55	50	-	100	405	
	Long term loan (Secured)	250	200	-	-	-	-	450	
	Short term - Overdraft / Cashline (Sub limit) @6.00% p.a	-	80	-	-	-	-	80	
Approval Requested	1. To borrow QAR 250 million new Ijara loan (Sale and lease back) from Commercial Bank in 2 tranches to preclose one of the existing long term loans. 2. To open current account with CBQ to avail Ijara loan.								
Authorization/ Approval									
<div><div>Nasir</div><div>Signature</div></div>									
Sr. Finance Manager Proposed by		Chief Financial Officer Recommended by		Chief Executive Officer Approved by		Board Member Approved by			
Specific Note on Commercial bank Ijara Long Term Loan : 1. Facility limit : QAR 250 million New Ijara loan from Commercial bank of Qatar against mortgage of GUC property (Ewaan Compound) and corporate guarantees from subsidiary companies. 2. Purpose & utilisation of funds as follows a)To pre-close existing Long term murabaha loans. 3. Maturity Date/Duration of term loan : 10 years from the Drawdown, with the grace period of 24 months. 4. Ijara Loan can be preclosed any time during the tenure without any penalties levied from CBQ with 90 days notice. 5. Profit rate will be 4.25% p.a for the first 2 years, afterwards rate will be 0.25% p.a. plus QMLR rate subject to minimum of floor rate of 4.50% p.a.QMLR rate as on 10th July-24 is 6.25% p.a 6. Total tenure of term loan is 10 years including 24 months grace period with 10% baloon payment at the end of tenure. Thereafter monthly rollover will take place. 7. Loan structuring/management fees 0.10% p.a. (Payable on total limit of QAR 250 million, payable in 2 installments on disbursements) 8. Ijara Loan will be availed in 2 tranche, 1st QAR 200 million will be disbursed immediately, remaining QAR 50 million will be disbursed within 60 days from the date of 1st disbursement. 9. CBQ has given 90 days deferral time to complete the mortgage and to provide proof of pre-closure of existing loan. 10. Till we finalaise to preclose existing loans first disbursement can be deposited under islamic deposits for a rate higher than borrowing rate (for 1st 2 years) from CBQ which is 4.25% p.a. 11. All other terms and conditions as per Sale & lease back agreements									