

A Shari'a Compliant Investment

This product is available for Professional Clients only and is not an offer of sale to the general public

The Emirates Real Estate Fund (the "Fund") is a Shari'a compliant investment that aims to achieve high-yielding rental income and medium to long term capital growth by investing in a diversified portfolio of residential and commercial properties. The Fund will focus predominantly on real property assets throughout the UAE, whilst retaining the flexibility to invest in markets outside of the UAE. The Fund aims to retain some liquidity by maintaining an element of the portfolio in cash or cash equivalent investments. The Fund may also consider exposure to listed property related securities in order to manage any excess liquidity whilst aiming to maintain levels of return. Fund assets and transactions will be Shari'a compliant, as advised by the Fatwa and Shari'a Supervisory Board of Emirates NBD Asset Management Ltd.

Type	Open ended investment fund, registered with limited liability in Jersey
Manager	Emirates NBD Fund Managers (Jersey) Limited
Discretionary Investment Manager	Emirates NBD Bank PJSC, UAE
Delegate Investment Manager	Emirates NBD Asset Management Ltd, regulated by the Dubai Financial Services Authority
Investment Advisor	Emirates Islamic Bank PJSC, UAE
Property Manager	Emirates Islamic Bank PJSC, UAE
Shari'a Board	Fatwa and Shari'a Supervisory Board of Emirates NBD Asset Management Ltd.
Share Classes	Income Share Class (USD) Accumulation Share Class (USD) Dirham Share Class (AED)
Minimum Initial Investment	Income and Accumulation Share Classes: USD 25,000 (twenty-five thousand dollars) Dirham Share Class: AED 100,000 (One Hundred Thousand dirhams)
Minimum Top-up	Income and Accumulation Share Classes: USD 5,000 (five thousand dollars) Dirham Share Class: AED 25,000 (twenty five thousand dirhams)
Upfront Fees	A maximum bid/offer spread of 3% applies for Ethmar and Al Shaheen clients only. Published bid/offer spread of the fund is 5%, unless otherwise specified. [Agreed bid/offer spread.....%] Signature: _____
Annual Management Fee	1.5% per annum of the gross asset value of each Share Class
Performance Fee	Up to 20% of the increase in the net asset value over and above the Hurdle Rate Return of 7% per annum; the Manager may at its own discretion reduce the accrued and realised performance fee at any time
NAV / Subscriptions	Monthly, last Business Day of the month
Redemptions	Monthly, last Business Day of the month, subject to 20 Business Days' notice
Redemption Fees	5% of the value of the redemption in first 6 months after investment 3% of the value of the redemption after month 6 and until end of month 12 2% of the value of the redemption after month 12 and until end of month 24 1% of the value of the redemption after month 24 and until end of month 36 zero after 36 months
Other Fees	Administration, custody, valuation, registration and other fees and expenses inherent in the day to day running of the Fund are as detailed in the Private Placement Memorandum and Supplement and are inherent in the monthly published NAV

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Dividend Distributions (Income Share Class)	Declared each June and December, usually paid within 4 to 6 weeks of declaration
Switching	It is possible to switch between the Income, Accumulation and Dirham Share Classes, subject to meeting the minimum requirements of each Share Class at the time. Further details provided below.
Administrator	Standard Bank Fund Administration Jersey Limited
Custodian	Standard Bank Jersey Limited
Auditors	Ernst and Young
Legal Counsel	Voisin & Co, Jersey
Independent Valuer	CB Richard Ellis, FZ LLC, Dubai International Financial Centre or other independent parties appointed from time to time

IMPORTANT NOTES

This product has been arranged by Emirates NBD group ("Emirates NBD") and its associates as part of its continuing efforts to present clients with innovative Shari'a compliant financial solutions. Upon investment into the product, investors undertake to be bound by the terms and conditions of the Fund, as set out in this Term Sheet and the detailed Private Placement Memorandum and Supplement of the Fund, as drafted and amended, from time to time, by the Manager, the Shari'a Board and the Delegate Investment Manager. Investors are requested to review and understand the terms and conditions of the Fund and all associated investment risks before making a commitment. This Term Sheet should not be construed as investment advice, it is for information purposes only and under no circumstances should it be regarded as an offer to buy or sell a Fund, shares or any other investment and Emirates NBD, its affiliates, subsidiaries and related parties will not be responsible for any loss, direct, indirect or opportunity, arising as a result of the publication of this Term Sheet or any investment decision made as a result thereof. In case of doubt, you should consult your financial advisor.

The Fund is a sub fund of Emirates Funds Limited. The Private Placement Memorandum of EFL and Supplement of the Fund, respectively, form an integral part of this contract and should be read in conjunction with this Term Sheet. Unless otherwise stated, capitalized terms shall have the same meaning as ascribed to them in the Private Placement Memorandum and Supplement. In the event of an inconsistency, the Private Placement Memorandum and Supplement will take precedence over the Term Sheet and the Supplement will take precedence where it conflicts with the Private Placement Memorandum (PPM). Investors should note that there may be delays in dealings caused by different business days between the UAE and Jersey. All deals will be executed on a best endeavours basis. Neither Emirates NBD Asset Management Limited ("Emirates NBD AM"), nor Emirates NBD Fund Managers (Jersey) Limited will take any responsibility for losses, direct, indirect or opportunity, caused as a result of delays in dealing into the Fund. Prospective investors are guided to Section 12 of the Private Placement Memorandum and section 17 of the Supplement for a detailed outline of the risks of investing in the Fund. Copies of these documents can be obtained from Emirates NBD AM.

The Fund Prospectus relates to a Fund which is not subject to any form of regulation or approval by the Dubai Financial Services Authority ("DFSA"). The Fund Prospectus is intended for distribution only to Persons of a type as classified by the DFSA's Rules (i.e. "Professional Client") and must not, therefore, be delivered to, or relied on by, any other type of Person. The DFSA has no responsibility for reviewing or verifying any Prospectus or other documents in connection with this Fund. Accordingly, the DFSA has not approved the Fund Prospectus or any other associated documents nor taken any steps to verify the information set out in the Fund Prospectus, and has no responsibility for it. The units to which the Fund Prospectus relates may be illiquid and/or subject to restrictions on their resale. Prospective purchasers of the units offered should conduct their own due diligence on the units. If you do not understand the contents of the Fund Prospectus you should consult an Independent Financial Adviser. In the event that you choose not to seek advice from an Independent Financial Adviser before investing in the Fund, you should consider whether the Fund is suitable for you. Past performance is not indicative of future performance. The value of investments and the income derived from them may go down as well as up and you may not receive back all the money which you invest.

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Some of the main risk factors are summarised below for information:

Property Market Risk

The Fund focuses on investing in Residential & Commercial property predominantly in the UAE. Whilst property markets in established markets can normally be seen as demonstrating low levels of volatility, the UAE property market may be deemed immature and emerging and thus could display higher volatility characteristics than wider international property markets, as well as reduced liquidity characteristics and disclosure requirements. The investments of the Fund will focus on properties with appropriate characteristics that aim to deliver rising levels of income through rental premiums as well as capital growth opportunities. The Fund cannot guarantee that these goals will be achieved and investors may receive back an amount which is less than that originally invested.

Equity Market Risk

The Fund may invest in property related securities from time to time including securities selected from regional Arab markets. The performance of securities can be volatile and there is no assurance that any security selected will deliver positive performance. Past performance is no guarantee of future returns. The future performance of securities can not be predicted and the movement of securities can be influenced by many factors including, but not limited to, the general level of investment markets, performance of individual companies/securities, interest rates, exchange rates and the general economic and political environment. Some regional securities markets may be deemed immature or emerging and can display much higher volatility characteristics than wider international markets, as well as reduced liquidity characteristics & disclosure requirements.

Currency Risk

Assets of the fund may be denominated in a currency other than the Share Class currency of USD or AED. At Fund launch the majority of the intended assets of the Fund were denominated in currencies pegged to USD. Should these pegs be reviewed the Fund may become exposed to currency risk at a future date.

Early Redemption Risk

Early redemption of the fund by the investor could result in the investor receiving an amount substantially less than that originally invested. Early redemption charges apply. Property and property related equity investments should be viewed as medium to long term investments.

The fund is neither capital protected, nor guaranteed.

I/we wish to invest in the Emirates Real Estate Fund and have been advised that the detailed Private Placement Memorandum and Supplement of the Fund form an integral part of the contract. I/we select investment into the following share class:

- Accumulation Share Class** (min \$25,000)
- Income Share Class** (min \$25,000)
- Dirham Share Class** (min AED 100,000)

Where I/we have selected income shares I/we confirm that I/we would like any dividends to be paid as follows:

TT/credit my bank account - Swift code: _____

Bank Name: _____

A/c No: _____

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I/We understand that this application will not be accepted unless the shares class information has been completed.

I/We have completed the Term Sheet for the purposes of switching from the _____ Share Class to the _____ Share Class.

I/we understand that for any transfers to accounts outside of Emirates NBD group transfer charges may apply.

I/we declare that I/we have read and understood the above terms and conditions as well as the detailed explanation as set out in the Private Placement Memorandum and Supplement.

Investor 1	Investor 2	Investor 3
Date	Date	Date