

Islamic Share Credit Union (ISCU)

International Credit Union & Investment Banks & Real Estate & Capital Trust- US

Finance and Insurance: Commercial and Investment Banks, Savings Banks

Dear Sir

Share Fund is a leading alternative Islamic Financial Services company that is focused on building dynamic, profitable, and reputable finance and investments in the Gulf Countries and US.

While adhering to the Islamic principles of the Muslim-Americans and other customers, our "Share Fund" is helping all consumers achieve their goal of home and trade center's ownership and gain protections and competitive benefits that are not available with conventional mortgages. We are pleased to offer the **Islamic Share Credit Union (ISCU)** Islamic financial instruments for the Muslim community in USA. SCU is committed to providing accessible and affordable financial services to the communities we serve.

Potential of working according to participation, sharing and ethical-Islamic criteria financial institutions and Finance Market Estimates \$3.4 Trillion by end of 2018. Finance assets represented 1% of the global financial market of \$127 Trillion in assets.

Alternative-ethic-safe-profitable financial instruments is a centuries-old practice that is gaining recognition throughout the world and whose ethical nature is even drawing the interest of all investors.

At a time where the International Monetary Fund warns that the global economy is sliding into "secular stagnation" due to a slump in commodity prices and a slowdown in investments, the Islamic economy stands in stark contrast, offering a viable solution to success in the 21st century.

Despite that global Islamic finance industry is projected to grow by 60% to \$3.2 trillion in assets by 2020, the industry still faces the dearth of Islamic liquidity management instruments. Relatively few instruments have been able to meet both the industry's needs and its stakeholders' full expectations.

10 million Muslim societies are living in all states of US. The Muslim customers and investors have been trying to lead their assets to safe-ethic-Islamic financial instruments and investments.

ISCU Islamic Financial Product and Services

Although Islamic commercial banks have many products similar to those offered by conventional banks, the two entities differ conceptually. One key difference is that conventional banks earn their money by charging interest and fees for services, whereas Islamic banks earn their money by profit and loss sharing, trading, leasing, charging fees for services rendered, and using other sharia contracts of exchange.

Following are four key ways that conventional and Islamic commercial banks differ.

A sharia board consists of Islamic scholars who are qualified to give opinions on Islamic business contracts. In a commercial bank, the board is also involved in supervising bank operations to make sure they comply with sharia principles.

Islamic banks and other financial institutions must comply with a variety of principles besides avoiding interest.

Islamic finance is based on four core principles:

Prohibiting usury, Avoiding speculation, Avoiding gambling, Investing ethically

A-Profit sharing financing products:

Musharakah; Equity participation, investment and management from all partners; profits are shared according to a pre-agreed ratio, losses according to equity contributions.

Mudarabah; A profit-sharing partnership to which one contributes the capital and the other the entrepreneurship; or the bank provides the capital, the customer manages the project.

Qard Hasan; Charitable loans free of interest and profit-sharing margins, repayment by instalments.

Wakalah; An authorization to the bank to conduct some business on the customer's behalf

Hawalah; An agreement by the bank to undertake some of the liabilities of the customer for which the bank receives a fee.

B-Advance purchase financing products:

Murabahah; A sales contract between a bank and its customers, mostly for trade financing. The bank purchases goods ordered by the customer; the customer pays the original price plus a profit margin agreed upon by the two parties. Repayment by installments within a specified period

Istithna'; A sales contract between bank and customer where the customer specifies goods to be made or shipped, which the bank then sells to the customer according to a pre-agreed arrangement.

Mu'ajjal; Purchase with deferred delivery: A sales contract where the price is paid in advance by the bank and the goods are delivered later by the customer to a designee

Ajaar-Lease and Hire Purchase: A contract under which the bank leases equipment to a customer for a rental fee; at the end of the lease period the customer will buy the equipment at an agreed price minus the rental fees already paid.

C- Deposit products

Wadi'ah; Deposits, including current accounts

Mudarabah; Deposit products based on revenue-sharing between depositor and bank, including savings products withdrawable at any time and time deposit products

D- Insurance products

Tadamun, Takaful; Islamic insurance with joint risk-sharing

Mudaraba products: In a mudaraba contract, a financier provides capital to an entrepreneur who manages an economic activity such as property construction, a business, or a joint venture. When this economic activity returns a profit, both parties share the proceeds; when a loss occurs, only the financier bears the financial loss. (The entrepreneur loses his effort and time.) However, if the loss is due to the misconduct of the entrepreneur, then he must suffer the financial loss as well.

Musharaka products: In a musharaka contract, both parties become involved in a joint venture project or property by investing capital and entrepreneurship. Both parties share any profit or bear any loss generated by the activity.

Islamic funds are investment products (such as mutual funds and unit trusts) that are based on equities that are screened, or filtered, to ensure sharia compliance.

Sukuk are often referred to as "Islamic bonds," but they're very different from conventional bonds, which benefit one party more than another and, therefore, can't promote social justice.

Sukuk are asset-based securities; they're certificates (sold to investors) that represent ownership in a tangible asset, service, project, business, or joint venture. Every asset that supports a sukuk must be sharia-compliant.

Our financial studies and financial instruments;

Personal Finance;Car Finance,Education Finance,Travel Finance..

Home Finance; Owner To Owner,Buyout,Developer Purchase,Construction Finance,Equity Release..

Small Business Finance; Working Capital Finance,Goods Finance,Flexi-business and Fixed Asset Finance

Takaful Insurance,Private Equity

“ US Share Bonds”

The “US Share Bonds” operates in accordance with the principles of interest-free financial model as a participation bonds and profit sharing accounts and lending such bonds through production support, finance lease and profit/loss sharing partnership. We aim at facilitating access to real estate and other assets and investment and financing through unique inclusive solutions. That is how we developed our “US Share Bonds” model, the first of its kind in the share funding industry.

ISCU Bond Types

1- **“US Real Estate Invest Bonds”**;An certificates of equal value representing undivided shares in ownership of tangible real estate (house-residence-villa-apartment-site-shopping centre-business centre..) assets, usufructs and services or (in the ownership of) the assets of particular projects .

2-**“ US Leaseback Share Bonds “** ; An certificate for the buying and leasing of assets by the investors to the issuer and such “Share Fund “ shall represent the undivided beneficial rights/ownership/interest in the asset held by the trustee on behalf of the investors.

3- **“US Investing Share Bonds “**; An certificates of equal value issued with the aim of mobilizing funds to be employed for the production of goods so that the goods produced come to be owned by the certificate holders.

4- **“US Trade Share Bonds”** ; An certificates of equal value issued for the purpose of financing the purchase of goods through Murabahah so that the certificate holders become the owners of the Murabahah commodity.

5- **“US Edu Share Bonds”**;An certificates of equal value representing undivided shares in ownership of tangible schools -universities assets, usufructs and services or (in the ownership of) the assets of particular projects or special investment activity”.

Benefits for the Company Requesting Funding

1- Against only its collaterals shall be able to find participant financing investor to its investments, commercial-industrial activities, revenues or enterprise.

2-Shall obtain financing to its current investments, commercial-industrial activities, revenues or enterprise by paying revenue and profit share in the name of the investors to the finance institution with increasing rates up

3-Through the Finance institution which shall apply this project with the contribution of the foreign investor-operating company-person the goods and services of the local companies shall be able to fine new markets, their sales volumes will increase.

Benefits for the Investors owning “US Share Bonds”

1- The domestic and foreign investors wishing to evaluate their savings and those who wish to evaluate their available financial resources, requesting funding shall be able to obtain new and practical funding source against assets indemnity.

If you are interested for partnership and membership we can discuss in detail with you.

Wishing you all the success..

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