

Campaign Terms and Conditions for mortgage disbursed from Program inception till 31st December 2025

Classification: First Time Home Buyers Scheme

The First Time Home Buyers Scheme introduced by Dubai Economy & Tourism (DET) in collaboration with Mashreqbank PSC ("Mashreq" or "the Bank") enables accessibility of first-time home buyers to mortgages and is subject to eligibility specified on the DET website (www.dubaidet.gov.ae) ("Program"). The qualification under this Program will be validated by DET and is not the responsibility of Mashreq mortgages. Further, this offering is subject to the following terms and conditions:

- This Program is applicable for all customers who are UAE residents on availing first time home loan from Mashreq/Mashreq Al Islamic during the campaign period from 17 June 2025 till 31 December 2025 and may be extended for a further period.
- To be eligible to avail the benefits under the Program, the customer is mandated to register on DET website (www.dubaidet.gov.ae) and will be required to share the unique QR code by DET during the application process.

The eligibility criteria for the program is as under:

ELIGIBILITY CRITERIA:

- Must be a UAE resident (national or expat).
 - Must not currently own any freehold residential property in Dubai.
 - Open to all income levels.
 - Must be 18 years or older.
 - Seeks a property which is below AED 5,000,000.00 in value.
- This special mortgage pricing will be valid for the loans disbursed till Program is closed, post which the new pricing grid will apply.

- The discount offered is exclusive to this Program and on variable rate only. Please refer to the below table for applicability of discount:

Category	Pricing rate	Discount applied	Applicable yearly rate
Customers opting for Variable Rate	Variable rate from day 1	Yes	3 months EIBOR + (Bank margin) – (Discount rate %)
Customer opting for Fixed + Variable Rate	Fixed Rate	None	Rate will remain fixed until the end of fixed rate period. Post that the interest rate will revert to variable rate as per the Home Loan offer letter.
	Applicable Variable rate post fixed rate period	Yes	3 months EIBOR + (Bank margin) – (Discount rate %)

Illustration

Category	Pricing rate	Normal Pricing applicable	Revised pricing under First Time Home Buyers Program (rates mentioned below are for yearly interest)
Customers opting for Variable Rate	Variable rate from Day 1	2.00% + 3 Month EIBOR with floor rate of 2.00%	1.75% + 3 Month EIBOR with floor rate of 2.00% where 0.25% is the discount rate under this program
Customer opting for Fixed + variable Rate	Fixed Rate	5.00% fixed for 2 years	5.00% fixed for 2 years
	Variable rate post fixed rate period	1.75% + 3 Month EIBOR with floor rate of 5.00%	1.50% + 3 Month EIBOR with floor rate of 5.00% is the discount rate under this program
The pricing reflected above is for illustrative purposes only. Hence all details are only to demonstrate the method for calculating discount under the scheme			

- The rates are subject to the promotional campaign. The applicable interest rates and salary transfer requirements (if applicable) will be mentioned on the pre-approval and/or final offer letter for your mortgage application.

- Benefit of 0% processing fee is applicable for salaried customers and customers who are availing the facility of loan buyout from other banks to Mashreq only. Further, the customers under this Program are eligible for nil pre-approval fees.
- Cash back benefit will only be applicable to customers who fulfil the savings and current account criteria. For detailed terms and conditions on cash back benefit and savings and current account criteria, please refer the below link, <https://www.mashreq.com/-/jssmedia/pdfs/neo/accounts-deposits/TnCs/salarytransfer-bonus-tnc-en-ar.ashx/>
- Mashreq reserves the right, at its absolute discretion, to amend and/or supplement these terms and conditions at any time without any prior notification. Any such amendments or supplements shall automatically apply and shall be published on Mashreq's website (www.mashreq.com).
- The Bank has the sole right to exclude and/or disqualify any customer from availing benefits under the Program at any given time for any reasons whatsoever without giving any prior notification to such customer. Any excluded/disqualified customer from the Program shall not, under any circumstances, be compensated by the Bank in any event whatsoever.
- In no event shall Mashreq, any of its affiliates, or any of its officers, directors, employees or agents be liable or responsible for any loss, damage or expense arising out of or otherwise related to this Program.
- These terms and conditions are in addition to the respective standard Mashreq home loans.
- These terms and conditions are to be read in conjunction with Mashreq Home loans loan agreement and the customer agrees to be unconditionally bound by the same. In the event of any conflict or inconsistency between these terms and conditions of the Program and the terms and conditions of Mashreq Home loans, these terms and conditions will prevail only to the extent of the Program.
- The Program along with its terms and conditions are governed by and construed in accordance with the laws of Dubai, United Arab Emirates.