

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

**A New Interest-Free Public Company**

**Minimum Offering: \$ 11,850,000**

**Maximum Offering: \$ 15,000,000**

**Up to 15,000,000 Common Shares**

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**\$1.00 per Common Share**

## **EXCERPTS FROM THE PROSPECTUS FILED**

<b>The Corporation:</b>	The Corporation was incorporated under the <i>Business Corporations Act</i> (Ontario) by Articles of Incorporation on January 29, 2008. The registered and head office of the Corporation is currently located at 1825 Markham Road, Suite #310, Scarborough, Ontario, M1B 4Z9, Canada
<b>Principal Business of the Corporation:</b>	The Corporation was formed to acquire from certain companies real property intended for development and sale and also to purchase and develop, if practical, additional real property. The intention of the Corporation is to provide investors with an opportunity <u>to generate income through investments that comply with Sharia Law as it relates to finance</u>
<b>Sharia Law</b>	Islamic religious law; it is the legal framework within which the public and private aspects of life are regulated for those living in a legal system based on <u>Islamic principles of jurisprudence</u> and for <u>Muslims</u> living outside the domain.

## **THE BUSINESS OF THE CORPORATION**

The Corporation is a newly created real estate corporation which was incorporated to purchase the Alberta Properties with a view to their future resale and which provides its beneficial shareholders with a means to invest in a manner which complies with Sharia Law. Depending on market conditions, the Corporation will be purchasing other real estate, and intends to develop (either solely or through joint ventures with local real estate developers) and/or sell such real estate, through capital received by investors wishing to invest, many through their self-directed registered savings plans, in companies which are not subject to receipt or payments of interest, as the same are prohibited by Sharia Law. Unlike many real estate acquisition and development corporations which secure mortgages and/or incur other forms of debt in order to finance their activities, the Corporation's activities are financed solely through capital invested by its beneficial shareholders, thereby avoiding the need to incur debt and pay Sharia Law-prohibited interest.

## **Business Objectives**

The primary business objective of the Corporation is to build a significant real estate holding and development which provides its shareholders with an attractive Sharia Law-compliant investment strategy. Accordingly, the Corporation has established the following business strategies in furtherance of this objective:

- continue to acquire properties in western Canada, primarily in the Province of Alberta, which the Corporation believes may provide superior returns on a sale or a subsequent development and sale;
- finance its activities through equity financings thereby avoiding the need to secure mortgages or other forms of debt which would necessitate the payment of interest in contravention of Sharia Law; and
- where appropriate for the property in question, enter into joint venture arrangements for the development and subsequent sale of the property.

## **Necessity for Additional Capital**

The Corporation has limited cash and revenues. The Corporation will, in the future, need to raise further capital through the sale of equity capital to continue to implement its business plan.

## **Competitive Advantages and Challenges**

The Corporation is also one of very few corporations involved in the acquisition of real estate for investment purposes which accomplishes its acquisition strategies in a manner which is Sharia Law compliant, thereby providing for potential investment opportunities to the hundreds of thousands of Canadian Muslims who would otherwise shun investments in such companies based on their religious beliefs.

## **No Ability to Incur Debt**

Unlike many other companies which compete with the Corporation, the Corporation, being Sharia Law Compliant, will not mortgage its properties nor incur other forms of debt which require the payment of interest. As such, the Corporation's only means of raising additional capital is through the sale of equity, which places the Corporation at a competitive disadvantage with its competitors who may use more traditional means of financing their activities.

## **Investment Community is Limited**

While the Corporation hopes to attract a wide array of investors, in reality, the Corporation's Common Shares will likely only be considered an attractive investment to those of the Muslim faith and, in particular, those who adhere to the principles of Sharia Law as it relates to investing. The ability to raise additional capital depends, in large part, upon the willingness of the Muslim community to continue to invest in the Corporation.

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

## ***First Board of Directors and Officers***

Pervez Nasim B.Comm; CMA

Chairman & CEO

Mohammed Jalaluddin MS

President & COO

Abdus Sami Syed CA

Chief Financial Officer (CFO)

Gul Nawaz CA

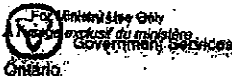
Director

Mohammed Faisal Ahmedkutty LLB

Director

Shahzad Rahmatullah

Director



Ministère des Services gouvernementaux

Ontario Corporation Number  
Numéro de la société en Ontario

**CERTIFICATE**  
This is to certify that these articles  
are effective on

**CERTIFICAT**  
Ceci certifie que les présents statuts  
entrent en vigueur le

**1759637**

**JANUARY 29 JANVIER, 2008**

Director / Directrice  
Business Corporations Act / Loi sur les sociétés par actions

Form 1  
Business  
Corporations  
Act

Formule 1  
Loi sur les  
sociétés par  
actions

**ARTICLES OF INCORPORATION**  
**STATUTS CONSTITUTIFS**

1. The name of the corporation is: (Set out in BLOCK CAPITAL LETTERS)  
Dénomination sociale de la société: (Écrire en LETTRES MAJUSCULES SEULEMENT)

A	N	S	A	R		F	I	N	A	N	C	I	A	L		A	N	D		D	E	V	E	L	O	P	M	E	N	
T						C	O	R	P	O	R	A	T	I	O	N														

2. The address of the registered office is:  
Adresse du siège social:

**1825 MARKHAM ROAD, SUITE 310**

(Street & Number or R.R. Number & if Multi-Office Building give Room No.)  
(Rue et numéro ou numéro de la R.R. et, s'il s'agit d'un édifice à bureaux, numéro du bureau)

**TORONTO**

(Name of Municipality or Post Office)  
(Nom de la municipalité ou du bureau de poste)

**ONTARIO**

**M 1 B 4 Z 9**

(Postal Code)  
(Code postal)

3. Number (or minimum and maximum number) of directors is/are:  
Nombre (ou nombres minimal et maximal) d'administrateurs:

minimum/minimal  
**1**

maximum/maximal  
**10**

4. The first director(s) is/are:  
Premier(s) administrateur(s):

First name, middle names and surname  
Prénom, autres Prénoms et nom de famille

Address for service, giving Street & No. or R.R. No.,  
Municipality, Province, Country and Postal Code  
Domicile élu, y compris la rue et le numéro, le numéro de la  
R.R. ou le nom de la municipalité, la province, le pays et le  
code postal

Resident Canadian?  
Yes or No  
Résident canadien?  
Oui/Non

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.  
Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la société.

The Corporation shall not invest in assets earning interest nor will borrow funds obliging it to pay interest.

6. The classes and any maximum number of shares that the corporation is authorized to issue:  
Catégories et nombre maximal, s'il y a lieu, d'actions que la société est autorisée à émettre:

The authorized capital of the Corporation shall consist of an unlimited number of shares of one class to be designated as common shares.