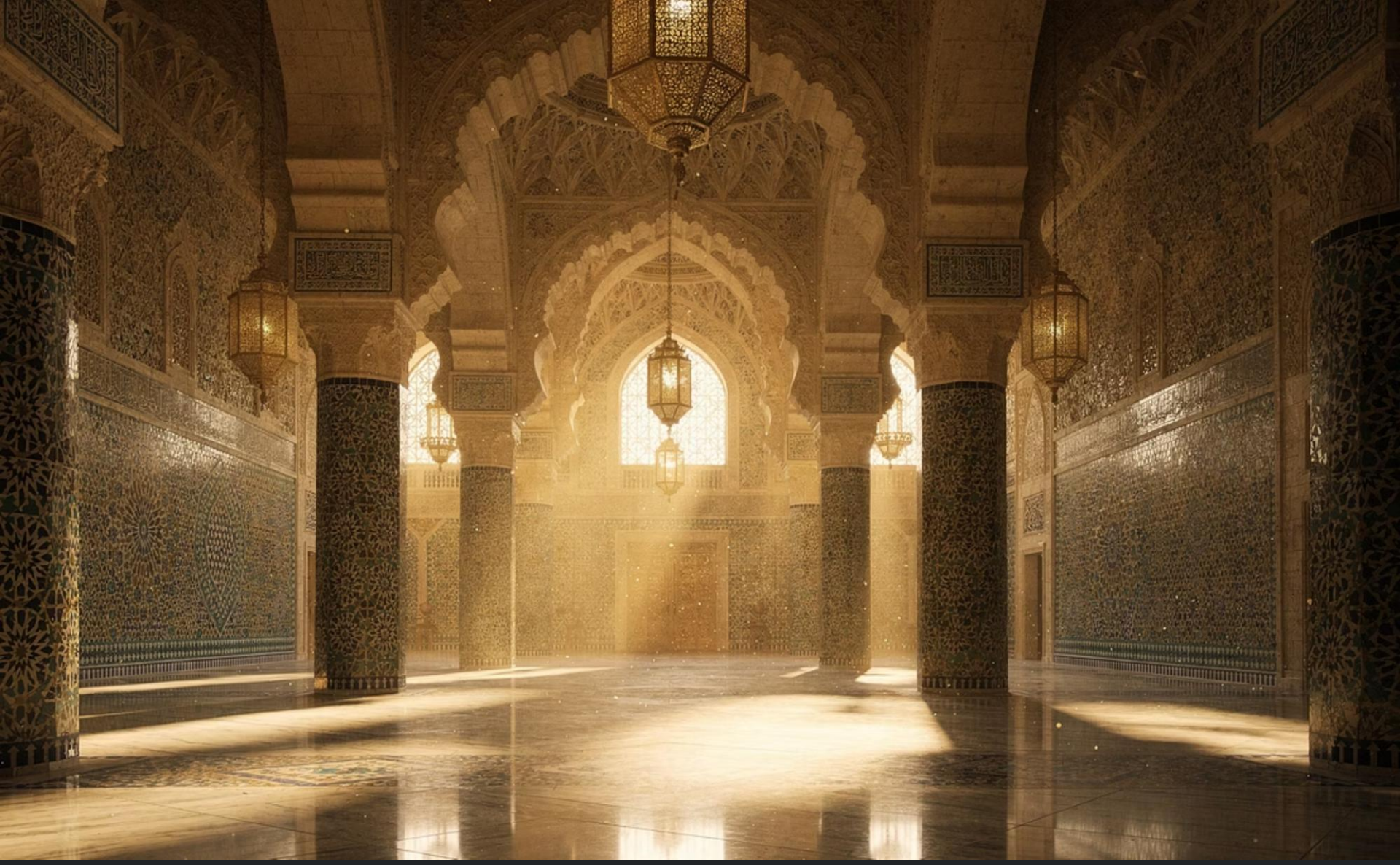


The West didn't invent Shared Ownership. Islamic finance did.

It just never built the platform around it.

SCROLL TO SEE WHY

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THE PRINCIPLE

Diminishing Musharaka

A structure that has existed within Islamic finance for decades.

01

Joint Acquisition

Institution and homeowner acquire the property together.

02

Dual Payment

Rental charge on retained share + progressive equity purchase.

03

Full Transfer

Ownership transfers completely when the final tranche is paid.

> The GCC did not need to wait for London or New York to solve this. The logic was already here.

THE EQUIVALENCE

Not Similar. Structurally Identical.

	Diminishing Musharaka	Shared Ownership
Ownership	Joint from inception	Joint from inception
Occupancy charge	Ijara on retained share	Rent on retained share
Equity transfer	Progressive tranches	Progressive staircasing
End state	Full ownership	Full ownership

The difference is not the model. It is the institutional architecture surrounding it.

THE GAP

So why hasn't it scaled?

01 — Platform Structure

Bilateral model needs a tripartite architecture. Sharia structuring questions remain unresolved at scale.

02 — Regulatory Gap

No Saudi regulatory category exists for institutions holding partial residential ownership portfolios.

03 — Developer Incentives

Developers are structured to sell, not retain. No platform exists to absorb partial equity.

These are not objections to the model. They are the design brief.

THE OPPORTUNITY

The GCC is not behind. It is ahead.

60%+

Under 35

Saudi Arabia's population — a generation locked out of ownership.

86%

Urban by 2030

Projected urban population - demand that cannot be ignored.

Every year without the platform is a year that cohort spends renting rather than building equity.

THE CASE

The capital is present. The candidates exist. The urgency is real.

Culturally Embedded

The financial principle requires no import — it is native.

Institutionally Ready

Candidates to anchor the platform already operate in the market.

Demographically Urgent

The window to lead is open now — not in five years.

THE MODEL

How the Model Flows



Joint Purchase

Pay Ijara

Buy Tranches

Full Title

Each stage is governed by existing Sharia precedent. The architecture is not speculative — it is engineered and costed.

The Cohort That Cannot Wait

A generation is entering its prime earning years without a credible path to homeownership. The platform exists to change that — not someday, but in this decade.

Without the Platform

Renting indefinitely. No equity accumulation. Wealth locked out.

With the Platform

Progressive ownership. Equity building from day one. Generational wealth.

The Architecture Is Ready.

The only question is who builds it first.

Diminishing Musharaka is not a concept awaiting proof. It is a platform awaiting construction. The principle is sound. The market is vast. The moment is now.

Share this post if you believe the GCC should lead — not follow — on Islamic home finance innovation.

ISLAMIC FINANCE SAUDI ARABIA VISION 2030 REAL ESTATE



THANK YOU

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