

The

GUARDIAN

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GIPF
Government Institutions
Pension Fund

To guard, and to grow.



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GM Marketing and Stakeholder Engagement

Warm greetings to our esteemed and valued stakeholder. In this edition of our newsletter, the Guardian, we aim to unpack the recently launched Pension Backed Home Loan Scheme (PBHLS) for your benefit.

As you may be aware, the GIPF Pension Backed Home Loan (PBHL) scheme is enabled by the amended Pension Fund Act No. 24 of 1956. The GIPF has been proactively seized with this matter since 2016 when the Board of Trustees approved a proposal to amend its rules to allow for a pension-backed home loan scheme. This required the Fund to amend its rules which were approved by the Office of the Prime Minister and the Regulator, the Namibia Financial Institutions Supervisory Authority (NAMFISA), paving the way for the establishment of the scheme.

The PBHLS enables active members who have sufficient pension savings qualify for this scheme to access a portion of their pension savings as collateral for the purchase of an erven, make improvements to an existing home, purchase of a new home and or for the construction of a new home. The scheme will also enable members to transfer their existing home loans financed by other financial institutions or commercial banks to this new scheme. This type of offering is not unique to the GIPF as it is available with other pension funds based on their rules and terms and conditions.

In this edition we shall provide valuable information on how the member's pension acts as guarantee/collateral for the pension backed home loan scheme. We shall provide detailed information on the application process and procedures, the qualifying amount, repayment period, and much more.

We hope you will find this newsletter filled with useful information that will enable you to make an informed decision regarding this new offering.

Warm regards

**Edwin
Tjiramba**

*General Manager Marketing
& Stakeholder Engagement*





STAY VERIFIED ANYTIME, ANYWHERE

The **GIPF Mobile Verification App and handheld device** are designed for your convenience. GIPF pensioners, spousal & child beneficiaries can now verify their proof of life remotely, without visiting GIPF offices, or do so on a special handheld device at various regional constituency offices. No more waiting in long queues or travelling long distances.

Simply use your GIPF Member ID card or Biometric Enrolment Certificate to verify your proof of life.



► Key Features

Fast and secure verification: Verify your proof of life in three easy steps:

1. Scan the QR code on your GIPF Member ID card or Biometric Enrolment Certificate
2. Pass the face liveness tests
3. Submit your data



Biometric verification:
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Smart verification:
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Download the GIPF Mobile Verification App from Google Play or the App Store.



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Unpacking the PBHLS



The PBHLS is designed to assist members to leverage a portion of their pension savings to secure home ownership or improve their residential properties. We understand that members may have questions about how the scheme works, qualification criteria, and what the application process entails.

To this end, GIPF designed a Frequently Asked Questions (FAQ) guide that serves as a quick and easy reference to address the most common queries pertaining to the PBHLS. Our goal is to provide clarity, simplify the process, and empower members to make informed decisions on whether to take up this much anticipated offering in a responsible manner to address their housing needs.

The scheme commenced in January 2026 and is administered by two administrators, namely First Capital Treasury Solutions (FCTS) and Kuleni Financial Services (Pty) Ltd. Members are therefore urged to approach the two administrators directly to institute the application process.

The scheme is currently only available to active members who are employed by the Government of the Republic of Namibia and contributing monthly towards their pension and members on disability. Other participating employers of the GIPF such as State-Owned Enterprises and Mission Hospitals will be advised in due course when the scheme will be available to them as the Fund and the said employers are finalising various memoranda of agreement.

The PBHLS enabled by the Pension Funds Act enables active members to access a portion of their pension savings as a collateral for the purchase of an erven, make improvements to an existing home, purchase of a new home and or for the construction of a new home. The scheme will also enable members to transfer their existing home loans financed by other financial institutions or commercial banks to this new scheme.

By law, Pension Fund Regulations states that all loans will be charged a variable interest rate equivalent to the prevailing Repo rate plus 2.5%. In the case of the GIPF Pension Backed Home Scheme, the interest rate is currently set at 6.50% plus 2.5%, which brings the interest rate to 9.0%. Variable interest rate means that should the repo rate change by either being lowered or increased by the Bank of Namibia, the interest rate charged to the member will be adjusted accordingly. Members must therefore expect loan instalment adjustments either upwards or downwards when the Repo rate changes.

The amount of up to 33.33% that members may access as a pension credit was based on actuarial values recommended by the Fund's Actuary, and the member profile to enable the long-term sustainability of the Fund.



UNPACKING THE PBHLS (CONTINUED)

The PBHLS will enable members to construct new houses or renovate existing homes, purchase land in both urban and rural areas or proclaimed or un-proclaimed areas (areas falling outside the boundaries of lawfully proclaimed local authorities). The loan may only be utilised for home improvements, purchase of land, purchase of homes and renovations to existing property. Additionally, the pension-backed housing loan will not be granted for the purposes of consolidating debt and will not be granted for the purposes of acquiring immovable property such as stoves, fridges, washing machines, livestock, vehicles etc.

The PBHLS is designed in such a manner that active members retirement will not be negatively impacted at the time of retirement, as all outstanding loan amounts would have been repaid by the time the member reaches their retirement.



Source of funds used to Fund PBHLS

The GIPF Board of Trustee approved a N\$900 million investments to be utilised to fund the loan. Members are not borrowing from their pension 'own monies', but rather their pension credit (transfer balance) is utilised as guarantee/collateral to the value of up to 33.33%.



What is meant by "pension acting as collateral"?

This means that the Pension Backed Home Loans are guaranteed by pension benefits, therefore no bond will be registered over the property, as the individual's pension benefits are pledged to the Fund to secure the loan in the event the borrower default.



What is the loan repayment period/term (maximum and minimum)?

The loan shall be repaid over a period not exceeding 20 years or the remainder of the member's employable years until retirement or the duration of the right of leasehold or the customary land right, where applicable, whichever is the shorter period. The loan is repayable in monthly instalments which shall include interest on the capital sum outstanding.

This does not necessarily mean that the loan must be repaid over that period, as the member has the option at any given time to repay his/her loan over a shorter period, i.e. within five years, if they can afford to do so.



Please explain the application process

Members wishing to apply through Kuleni Financial Services (Pty) Ltd, can obtain, complete and submit application forms via their respective Human Resources (HR) Offices or via the Kuleni Financial Services website. All completed forms should be submitted together with all required documents, such as the members GIPF benefit statement, certified copy of the members Identity Document, a copy of the latest payslip, copy of proof of property ownership or allocation, and signed quotations.

To access the PBHLS through First Capital Treasury Solutions (FCTS), members can obtain and complete the prescribed application form at the FCTS offices in Windhoek, Ondangwa, Katima Mulilo, and Swakopmund, or through the online portal available on their website. The required supporting documentation, includes certified ID copy, copy of the latest payslip, 3 months banking statement, GIPF benefit statement. Property

UNPACKING THE PBHLS (CONTINUED)

documentation is not mandatory at the pre-approval initial assessment stage but recommended where available.

Payments would be released by the administrators to the contractors on a progress basis and as such, members will not be receiving any payments directly.



What happens in the instance of death or resignation of an active member that has an existing PBHLS?

At the time of application, members will be obliged to take outgroup life cover that will be compulsory to protect their pension for their beneficiaries. If a member dies, resigns, is dismissed or their employment is terminated for any reason, the outstanding loan becomes payable from the member's pension benefit.



What happens in the instance of retirement, ill health or early retirement of an active member that has an existing PBHLS?

The scheme is designed in such a manner that the member is supposed to have repaid the loan by the time they turn 60 years of age.



What type of housing needs does the PBHLS cater for?

The scheme allows for the purchase of a home, purchasing of land, construction of new houses,

home improvements or renovations, to existing property in urban and rural areas, proclaimed and unproclaimed areas across the country.



How much may members borrow or utilise for the PBHLS?

Members may borrow 33.3% of their pension savings. The minimum amount for which loans may be applied for is N\$5000.00 (Five Thousand Namibia Dollars), loans below this amount will not be considered.

Active Members overall salary deductions must not exceed a third of their overall earnings as stipulated in the amended Labour Act 11 of 2007.



Are active members borrowing from their own pensions?

Yes, the active member may borrow up to 33.3% of their pension savings and repay at a rate of repo plus 2.5%. Active members are not obliged to borrow the full qualifying amount in one go but have the liberty to take amounts as required and based on the qualifying amount.



Why must members pay an interest rate?

The Pension Fund Regulations state that all loans will be charged a variable interest rate equivalent to the prevailing Repo rate plus 2.5%. Variable interest rate means that should the repo rate change by being lowered or increased by the Bank of Namibia, the interest rate charged to the member will be adjusted accordingly.

UNPACKING THE PBHLS (CONTINUED)

Members must therefore expect loan instalment adjustments either upwards or downwards as and when the Repo rate changes. The Repo rate is the rate at which commercial banks borrow money from the Bank of Namibia and is always set by Bank of Namibia and impacts interest rates paid by consumers.

Interest and capital repayment are necessary to ensure that the Fund has sufficient monies to payout pensions when members reach retirements.



How was this amount determined?

The amount of 33.33% was based on actuarial values, and the member profile to enable the long-term sustainability of the Fund.



May the funds be utilised for any other purpose?

No, the loan may only be utilised for home improvements, purchase of land, purchase of homes and renovations to existing property. Additionally, a pension-backed housing loan is not granted for the purposes of consolidating debt that is not a home loan/s.

Loans will not be granted for the acquisition of the following items:

- a. all movable items;
- b. free-standing stoves;
- c. portable braai equipment;
- d. home appliances such as refrigerators, washing machines, dishwashers etc.;
- e. cutlery;
- f. curtains;
- g. livestock or farming equipment;
- h. motor vehicles;



Will there be inspections conducted after the loan is granted?

The Administrator may conduct inspections on the properties being purchased, built, or being renovated to ensure that the funds borrowed are applied for its intended purpose of housing, as the Act stipulates. The home loan funds may not be used for purposes other than housing.

Any member that utilises the home loan money for purposes other than those listed risks committing an offence and all instances of offences applicable in the public service will lead to disciplinary measures being taken against the member by their respective employers.



Are there any fees payable?

The following fees will be charged to the member as administrative fee to defray costs associated with the general administration of the loan, valuations and inspections.

FEE	N\$	Motivation
<p>Initiation fee</p>	<p>N\$550 (per transaction)</p> <p>Cost allocation per process items. Itemize the process involved with regards to cost that made up the initiation cost.</p>	<p>To cover administration costs related to applications</p>
<p>Valuation fees</p> <ul style="list-style-type: none"> • Proclaimed areas • New house acquisitions (new sales) • Building loans (off plan valuations) • Building loans inspections <p>Un-proclaimed areas (no valuation fee but only inspection fees as below)</p>	<p>N\$1,800.00 for building loan (per transaction).</p> <p>See inspection fees below</p>	<p>To defray valuation costs where properties need a valuation.</p>
<p>Inspection fees</p> <ul style="list-style-type: none"> • Proclaimed areas • Un-proclaimed areas 	<p>N\$950.00 per inspection limited to radius of 40 km from the central town. N\$5.00 per Kilometre beyond 40 Kilometre radius.</p>	<p>To defray inspection costs where properties need an inspection (i.e. 50% and 100% inspection) the stages of proposed – inspections:</p> <ul style="list-style-type: none"> a) Initial /Preliminary b) 25% c) 50% d) 75% e) 100% inspection
<p>Monthly administration fee</p>	<p>N\$30.00</p>	<p>To defray ongoing administration costs of the account.</p>



Which documents are required with each application?

The active member must complete the Application Form in full and attach the following supporting documentation:

- Benefit Statement from the FUND indicating the qualifying loan amount;
- Original quotation, which must be signed by both the service provider and the member;
- A certified and clear copy of the ID;
- A copy of the latest pay slip; and
- A copy of the marriage certificate, if applicable.
- Copy of the deed of sale in the member intend to by a new property.
- For properties in proclaimed areas, a copy of title deed of the property if he/she already owns the property or if the property is owned by his/her spouse.
- For properties already financed by other financing institutions but the member wishes to borrow a pension-backed loan to refinance the property, a copy of the mortgage bond and a settlement letter from a financing institution;
- For properties in un-proclaimed areas, a certificate of registration of customary land right in the name of the member or his/her spouse;
- All other documentation as the ADMINISTRATOR may reasonably request;



What does the valuation process entail for PBHLS in proclaimed and un-proclaimed areas?

Inspections will be done by qualified and appointed property valuers and appointed building inspectors acting on behalf of the administrators. Their role is to confirm that the work completed matches the stage requested before the funds are released.



Can a member choose their preferred contractor?

Yes, you are responsible for selecting your preferred registered contractor. The PBHL administrators do not appoint or recommend contractors. Once you select a contractor, the administrators will verify that the contractor is properly registered, has valid documents, and is able to carry out work according to acceptable building standards. This verification helps protect you from fraud and ensures that project can be inspected and paid out in stages. It is important to choose a reputable, registered and experienced contractor because you are fully responsible for their performance and for ensuring the house is built according to the approved plans.



Can a member split their home loan/s between their current commercial banks and the administrator?

Yes, it is possible to have a PBHL loan together with another mortgage from a bank or financial institution. This depends on affordability and whether you still have available pension collateral within the 33% limit.

The PBHL does not automatically replace or cancel your other home loans unless you choose to transfer them into the PBHL Scheme.





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How to Ensure You Can Comfortably Afford Your Pension-Backed Home Loan (PBHLS) Instalment

Owning a home is a significant milestone, and a Pension-Backed Home Loan Scheme (PBHLS) can help make that dream a reality. However, it's important to ensure that the monthly installment fits comfortably into your budget to avoid financial strain.

Here are 5 practical tips to help you manage your PBHLS repayments wisely:

1. Know Your Numbers

Start by calculating your total monthly income and expenses. This will give you a clear picture of how much you can realistically afford to set aside for your home loan installment without compromising your daily needs.

2. Keep Housing Costs Within 30% of Your Income

A good rule of thumb is to keep your total housing expenses—loan installments, rates, insurance, and maintenance—within 30% of your monthly income. This helps prevent over-indebtedness.

3. Build an Emergency Fund

Life is unpredictable. Having at least 3 to 6 months' worth of expenses saved in an emergency fund can help you stay on track with your installments if unexpected costs arise.

4. Avoid Taking on New Debt

Once you commit to the PBHLS, try to limit additional debts like credit cards or personal loans. More debt means more monthly obligations, which can strain your finances.

5. Regularly Review Your Budget

Circumstances change. Review your budget at least once every three months to make sure your expenses are still aligned with your income and financial goals, and where possible try to increase your monthly payment to pay your debt off quicker.

A home is a long-term investment, and managing your PBHLS responsibly will help you build security and peace of mind. By planning ahead and sticking to your budget, you can enjoy the benefits of home ownership without unnecessary financial stress.



by

Thirzah Paulus:

*Communication
Practitioner*



Pension Backed Home Loan Scheme

The Fund Administrator

First Capital Treasury Solutions (Pty) Ltd (FCTS) was established in 2009 as a Fund Management Company. FCTS is licensed to provide both listed and unlisted fund management. The fund offers investment management and creates wealth opportunities through a unique blend of traditional asset management and alternative investment services.

FCTS has an agreement in place with the Government Institution Pension Fund (GIPF) for the provision of home loans secured by a portion of a member's Pension or Retirement Savings (Fund Credit) in terms of Section 19(5) of the Pension Funds Act No. 24 of 1956.

For purposes of this Scheme FCTS is referred to as the Administrator.

What is Pension Backed Home Loan (PBHL)

Unlike a traditional home loan where you need a mortgage bond or deposit before you can qualify, the PBHL allows you to use up to one-third of your pension benefit as collateral. This means your retirement savings are not withdrawn but simply pledged as a guarantee for the loan. Through the PBHL, active GIPF members can buy a house, build a new house, make improvements or extensions to an existing home, or redeem an existing home loan from another financial institution.

Why Choose PBHL

- Applicable to property financing in towns and villages.
- Up to one-third of your pension pledged as security, no mortgage bond.
- Affordable interest rate at Repo rate+ 2.5% (variable). Flexible repayment terms of up to 20 years (but not beyond your retirement age).

- Settle early without penalties.
- Government's HOSSM housing subsidy applicable

Who Can Apply?

You must be an active GIPF member who is currently employed and contributing monthly towards your pension with GIPF. Retired, resigned, dismissed, suspended or medically boarded members are not eligible to apply.

However, as a GIPF member on disability and receiving 75% of your salary from GIPF, you may qualify to participate in the scheme provided you can afford to repay the loan after consideration of all your expenses. However, you will not be entitled to the government housing subsidy benefit, and your monthly instalment will be deducted directly from the GIPF's benefits department instead of payroll deduction. Married couples can also apply jointly under the PBHL, enabling them to combine their pension credits and increase the qualifying loan amount.

Borrow up to 33.33% of Pension Credit

Pension Backed Home Loan Scheme

The Loan Purposes

- Settle an existing home loan.
- Purchase an existing residential property.
- Acquire land and construct a residential property.
- Renovate and extend an existing home.

Excluded Loan Purposes

- Personal loans.
- Vehicle purchases.
- Business ventures. Commercial properties.
- Farming activities.
- Movable assets or land.

Loan Term & Repayment

- Minimum loan amount is N\$5,000.00
- Maximum loan amount is based on members affordability and limited to one-third of the pension benefit.
- Interest rate is Repo + 2.5% (variable meaning that should the repo rate change by being lowered or increased by the Bank of Namibia, the interest rate charged will be adjusted accordingly).

**Affordable Interest
Repo +2.5%**

- Repayment period up to 20 years, but not beyond
- member's retirement age.
- Repayment method is monthly instalments deducted directly from your payroll (with exceptions).
- Loan may be settled early without penalties.
- If the member resigns, retire, is dismissed, or pass away, the outstanding loan balance must be settled in full (usually from your pension benefit).

Can You Afford the Loan?

The 33.33% is the maximum collateral limit, not the automatic loan amount to be granted. Your actual loan amount is determined by an affordability assessment, which looks at whether you can comfortably manage the monthly home loan instalments without causing financial hardship.

Affordability is key because the PBHL loan must be repaid fully before retirement, and the instalment will be deducted from your salary every month. Even if your pension is large enough to provide the full 33.33% collateral, you may not qualify for that amount if your income cannot support the required monthly repayment. Affordability also helps protect you from over-indebtedness and reduces the risk of default, which could affect your credit record and your future ability to access housing finance.

Example

A member has a pension withdrawal benefit of N\$1,200,000. Based on this, one-third (N\$400,000) could theoretically be pledged as collateral. However, the member's salary and household expenses show they can only afford monthly repayments of N\$4,000. At the given interest rate and term, this translates into a loan of only N\$250,000, not the full N\$400,000. The member still benefits from the HOS SM subsidy, but must ensure that their own contribution is affordable.

Pension Backed Home Loan Scheme

What Happens if You Leave GIPF or Default?

If you resign, are dismissed, retire, or pass away, any outstanding loan may be settled from your pension credit. This means that the portion used to settle the loan will reduce the benefits available to you at retirement or to your dependents at death. However, in the event of death, the ceded life cover will be used to settle the outstanding loan balance, ensuring that no amount is withdrawn from your pension credit for this purpose. Members are required to inform FCTS of any changes in employment or GIPF membership to prevent penalties, delays, or complications in managing their loan.

Unfortunately, if you default on repayments (for example, fall into arrears for three consecutive months), FCTS reserve the right to initiate legal action to recover the arrears and/or the full outstanding amount. Such action may result in additional measures, including ITC listing and exclusion from future participation in the scheme

How Does The Home Loan Application Work?

- Member collect the application form from our office or downloads/completes it online via our website
- www.firstcapitalnam.com
- Submit the completed form with supporting documents (ID, Pension Credit Statement, payslip, 3 months bank statements, HOSSOM booklet, proof of property ownership or allocation and proof of residence).
- FCTS verifies and assess the information to confirm affordability and ownership of land.
- Pension cession pledge form is completed and confirmed by GIPF.
- Loan is either approved or declined; if declined, reasons are given, and you may re-apply.

- For approved loans, funds are paid directly to the seller, contractor, or supplier, not into member's account.
- Where construction or renovations are involved, the administrator supervises progress with site inspections before releasing each payment, but the overall responsibility remains with the member to supervise the contractor and ensure progress on his/her property.
- Monthly repayments are deducted from your salary until the loan is fully settled.

Insurance and Your PBHL Loan

- Life insurance is mandatory under the PBHL, to ensure that, in the event of death, the loan is fully settled and the member's pension benefit is preserved for dependents.
- In proclaimed areas (towns and cities), property insurance is mandatory. This ensures that if the member's house is damaged or destroyed by risks such as fire, flooding, or other disasters, the insurer steps in to cover the costs.
- In unproclaimed areas (villages), property insurance is generally not available. This means that the member carry the full risk if disaster strikes. For example, if a house financed under PBHL is destroyed by fire or severely damaged by flooding, there is no insurer to cover the loss. The loan will still remain payable in full, and instalments must continue to be deducted from the member's salary.
- Whether in a town or a village, it is the member's responsibility to manage these risks. Building in unproclaimed areas carries higher risk, and members should carefully weigh these realities before borrowing.

Pension Backed Home Loan Scheme

Fees and Costs

The below fees are associated with the PBHL, and based on affordability, these are included in the member's loan amount.

Initiation and administration fees.

Valuation and/or inspection fees.

Conveyancing fees, where applicable.

Your Role vs Their Role

Member

- Provide accurate information.
- Use funds strictly for housing.
- Repay monthly instalments on time.
- Supervise your property contractor.

FCTS

- Process and assess applications.
- Disburse funds directly to service providers.
- Inspect properties and report to GIPF.

Employer

- Deduct and remit your instalments.
- Confirm employment status.

GIPF

- Protect your pension benefit.
- Register and manage your pledge.

Abuse of the Scheme

Any attempt to misuse it will not be tolerated. If abuse is detected, the loan may be cancelled,

the outstanding balance recovered directly from your pension benefit, and the member may be blacklisted from accessing PBHL or similar housing facilities in the future. In serious cases, fraud may also be reported to law enforcement. Abuse of the Scheme includes:

- Submitting false or forged documents.
- Using loan funds for non-housing purposes such as buying cars, running a business, or personal spending.
- Colluding with contractors to inflate prices, divert materials, or claim for work not done.
- Attempting to access multiple loans on different properties in violation of the rules.

Apply Online!
to know your pre-approved amount



Windhoek Office

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Web: www.firstcapitalnam.com

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Swakopmund, Namibia

Tel: +264 64 461947

Ondangwa Office

Office: Unit 38 Sun Square Mall,
Ondangwa
Namibia

Tel: +264 85 7907845

Request for Proof of Enrolment

Students aged 18 to 25 years are reminded to submit their stamped proof of enrolment/registration for the 2026 academic year at the nearest GIPF office. This is required to continue receiving your monthly pension. Your guardian may also submit the proof on your behalf if needed.



For More information contact us
T: +264 83 205 2000 | E: info@gipf.com.na





GIPF Pension

Backed Home Loan Scheme (PBHL)

PS

Kuleni Financial Services (Pty) Ltd is an administrator for the GIPF pension backed home loan scheme

GIPF Pension

Backed Home Loan Scheme (PBHL)

1 About PBHL

PBHL offers you the opportunity to access housing finance using your pension as security. This innovative solution helps you achieve your dream home without a traditional home loan. The loan can be used on proclaimed and un-proclaimed land.

2 Benefits

- A. Affordable interest rates
- B. No need for traditional collateral
- C. Quick and effortless application process
- D. Empowers you to own your home

3 Loan Features

- A. Loan Amount: Up to 33.33% of withdrawal benefit (minimum N\$5,000)
- B. Term: Maximum 20 years or until retirement
- C. Interest Rate: Repo rate + 2.5% (variable)
- D. Principal loan repayment and interest to be paid back to GIPF.
- E. Pension benefits pledged as security
- F. Early Settlement: Allowed without penalties
- G. Insurance: Death and disability cover required

4 Permitted Uses of the Loan

- A. Redemption of an existing housing loan (full cancellation only)
- B. Purchase of a residential dwelling or land for housing development
- C. Construction of a new residential dwelling
- D. Renovation, maintenance, or extension of a primary residence
- E. Joint security using pension benefits.

5 Prohibited Uses of the Loan

- A. Personal loans (e.g., school fees, weddings, medical bills)
- B. Debt consolidation
- C. Farming activities (land, equipment, livestock)
- D. Commercial properties or land
- E. Business ventures or start-ups
- F. Vehicle purchases
- G. Movable assets (furniture, electronics, appliances)

6 Application Process

1. Obtain application form online at www.kuleni.com.na or Your HR office
2. Complete form and attach required documents (ID, pay slip, benefit statement, proof of property ownership)
3. Submit application to your HR Officer
4. Affordability and compliance checks conducted.
5. Loan approved or declined with feedback
6. Disbursement directly to seller/contractor/supplier
7. Progress assessment and inspections conducted
8. Monthly repayments via payroll deductions

7 Applicant Checklist

1. Completed Pension Backed Home Loan Application form
2. GIPF Pension Benefit Statement
3. Latest Payslip (Stamped by HR) and subsidy booklet
4. ID copy (Certified, not older than 6 months)
5. Certified copy of the Marriage Certificate, if applicable.
6. Copy of deed of sale if the member intend to buy a new property (House/Land/Erf/Plot)
7. For properties in proclaimed areas, a copy of title deed (deed of transfer) of the property if he/she already owns the property or if the property is owned by his/her spouse.
8. For properties already financed by other financing institutions but the member wishes to borrow a pension-backed loan to refinance the property, a copy of the mortgage bond and cancellation figures from a financing institution.
9. For properties in un-proclaimed areas, a certificate of registration of customary land right in the name of the member or his/her spouse.
10. Signed Pledge of Pension Benefit form
11. Good Standing Certificate from NAMRA
12. Insurance policy for death and disability cover
13. Completed Income and Expenditure form
14. Approved building plans (where applicable)



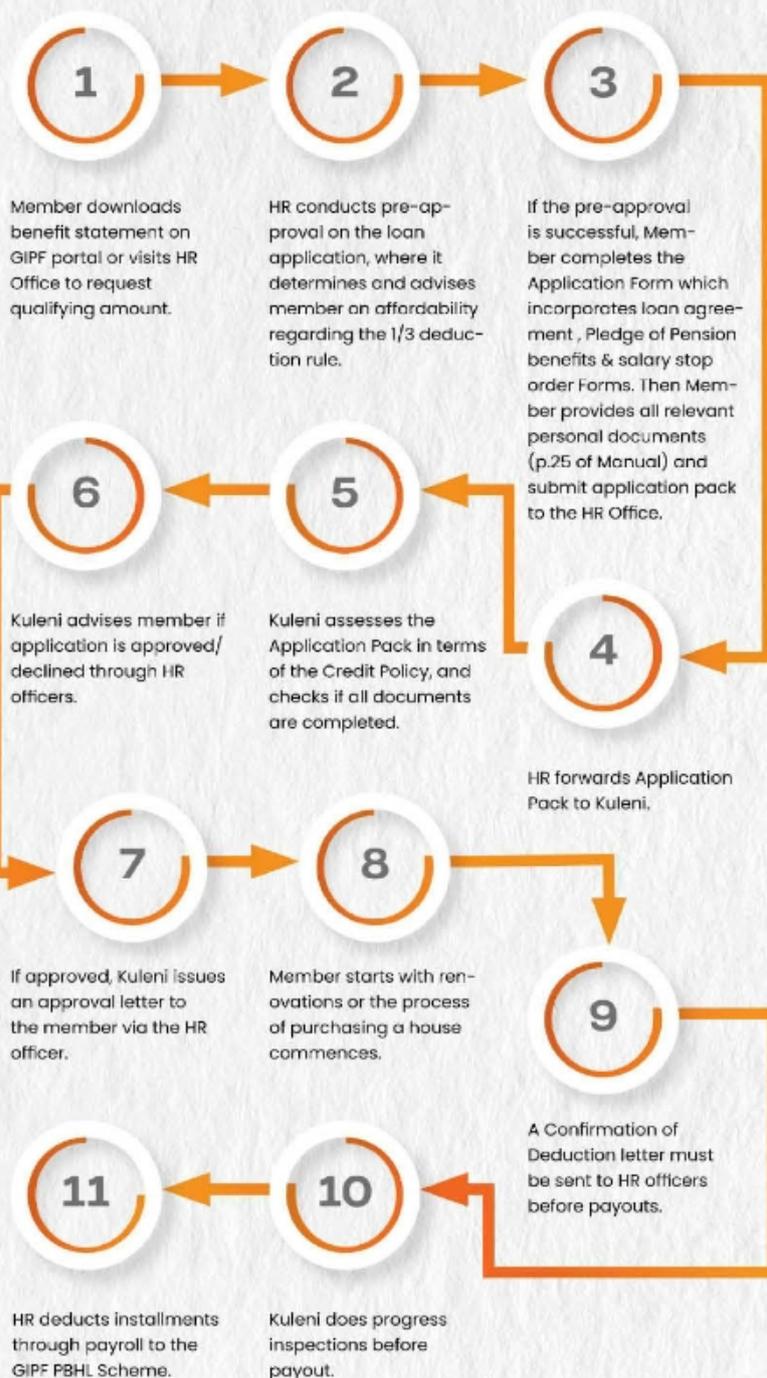
scan the QR code below to start your application.

GIPF Pension

Backed Home Loan Scheme (PBHL)

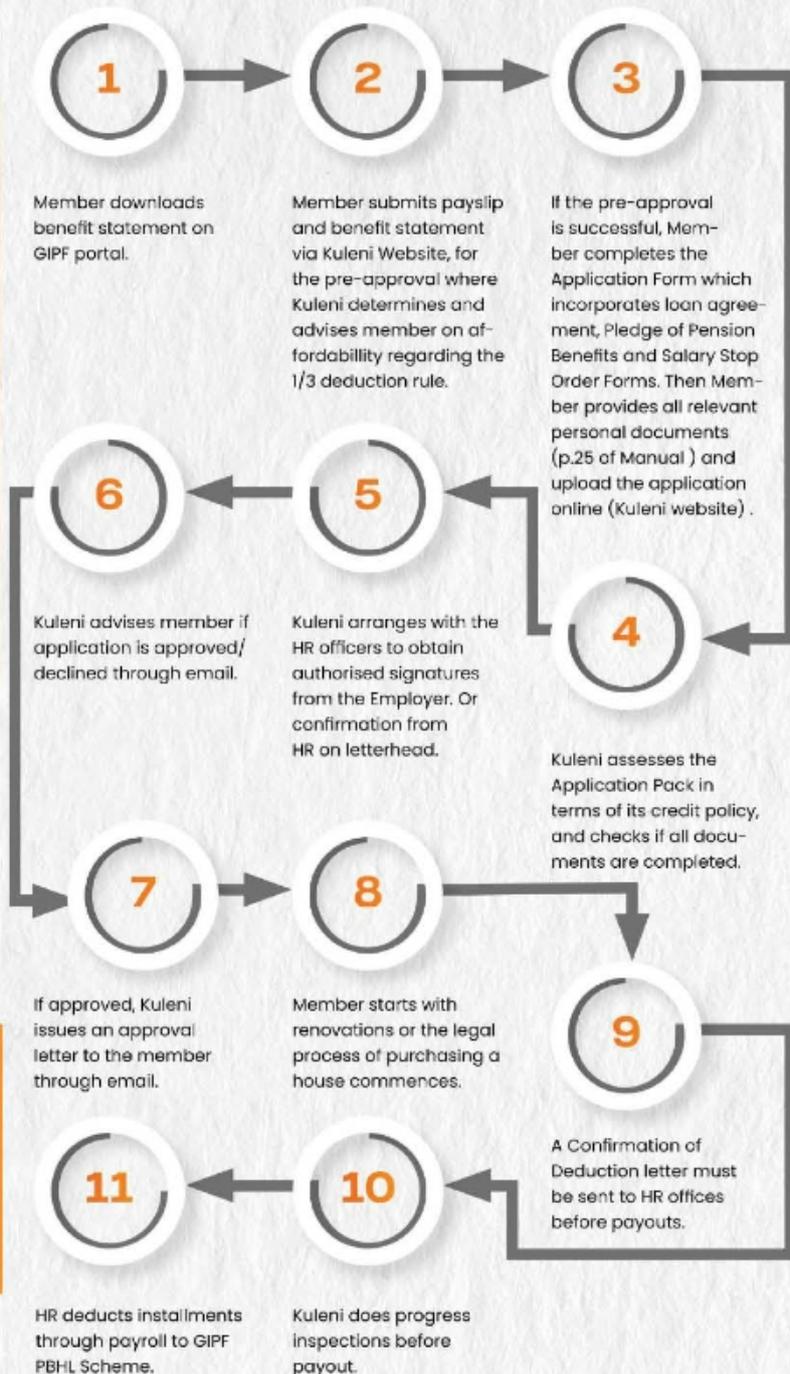
Application Processes

Application process by visiting the HR Office:



Application Processes

Application process by submitting application via the online platform [Kuleni website](#)





GIPF
Government Institutions
Pension Fund

To guard, and to grow.

GIPF PENSION-BACKED

**HOME LOAN
SCHEME (PBHLS)**

Own Your Home with Confidence



Buy, build or improve your home, settle an existing home loan, or purchase land in urban or rural areas using up to **33% of your pension** savings, without compromising your retirement security.

FOR ENQUIRIES CONTACT OUR ADMINISTRATORS:

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