

1.0 KEY FUND INFORMATION

1.1 Shariah Concept	1.2 Investment Currency	1.3 Fund Inception
Wakalah	Ringgit Malaysia	May 2016 (Corporate) September 2016 (Retail)

1.4 Product Classification

An Unrestricted Investment Account (UA) is an investment account where the Investment Account Holder (IAH), without imposing any specifying restrictions or conditions, authorizes the Bank to make the investment decisions on their behalf.

1.5 Investment Objectives

To generate moderate returns over an agreed investment period, in line with underlying risk profile of the assets.

1.6 Investment Strategies

The Bank adopts a diversified investment approach to ensure alignment with the Fund's objectives.

Funds are allocated into a blended portfolio comprising:

- House & Fixed Asset Financing (HFA)
- Personal Financing (PF)
- Vehicle Financing (VF)

This strategy is designed to deliver stable and sustainable returns.

1.7 Nature of Investment Account

Term Investment Account. For retail customers, the tenure offered is from 1 month to 24 months. For corporate customers, the minimum tenure is 1 day to a maximum of 10 years or as specified by the Bank on a case-to-case basis.

1.8 Investment Asset Allocation

The Bank will allocate IAH funds into its existing HFA, PF and VF portfolios, which are structured to generate stable profits.

1.9 Valuation of Allocated Asset

To be carried out on a monthly basis to determine the returns for IAHs.

Returns are influenced by:

- Asset performance
- Asset quality (e.g. impairment levels)
- Movements in Effective Profit Rates (EPR)

The principal and returns are not guaranteed, and IAHs may be exposed to the risk of no returns.

This investment account is not protected by Perbadanan Insurans Deposit Malaysia (PIDM). However, the product structure is designed to mitigate the risk of capital loss. In the event of liquidation, IAHs rank ahead of depositors.

1.10 Payment Policy

Profits will be disbursed upon maturity or based on an agreed payment frequency (for tenures exceeding 15 months), such as monthly, quarterly, half-yearly or annually.

1.11 Statement on Changes

There were no changes to the Fund's investment objectives, strategies, restrictions or limitations during the quarter.

1.12 Investor Profile

Category of Investors:

- **Retail:**
 - Individuals (Residents and Non-Residents)
 - Small and Medium Enterprises (SMEs)
- **Corporate:**
 - Corporations
 - Government agencies and accounts
 - Universities
 - Companies and partnerships
 - Other business and non-business entities

Suitable for investors who:

- Have a short- to medium-term investment horizon
- Seek a portfolio of Shariah-compliant investments
- Have a low to moderate risk tolerance
- Prefer stable and consistent returns

Note: Investors are advised to carefully consider all associated risks including market, credit, liquidity, operational, legal and Shariah non-compliance risks. Please refer to Bank Islam's website for further details on each risk.

2.0 RISK STATEMENT

The Board of Directors of Bank Islam holds ultimate responsibility for risk management, including setting the Bank's risk appetite and tolerance levels in line with the Bank's overall business objectives.

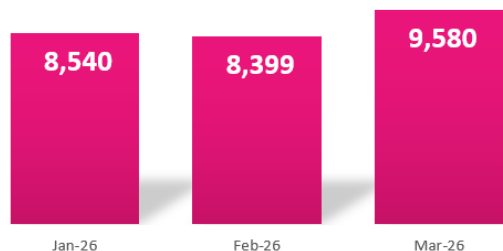
The Board Risk Committee, with support from the Management Risk Control Committee, ensures effective oversight of the implementation of risk strategies, policies and infrastructure.

3.0 FUND PERFORMANCE

3.1 Fund Size & Growth

As at March 2026, Wafiyah Investment Account recorded a total fund size of RM 9.6 billion.

Wafiyah Investment Account Fund Size RM'million



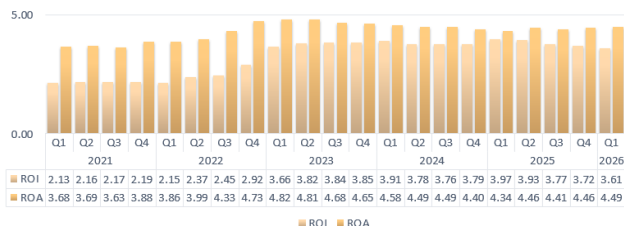
3.2 Rate of Return

Position 2026	Return on Asset (ROA)*	Return on Investment (ROI)
January	4.45% p.a.	Based on the expected rate agreed upon at placement, subject to Terms & Conditions.
February	4.48% p.a.	
March	4.53% p.a.	

*ROA - allocated assets of the fund.

Note: For further illustration, please refer to the Product Disclosure Sheet (PDS), Terms & Conditions and Investment Confirmation Notice (where applicable).

3.3 Historical Rate of Return



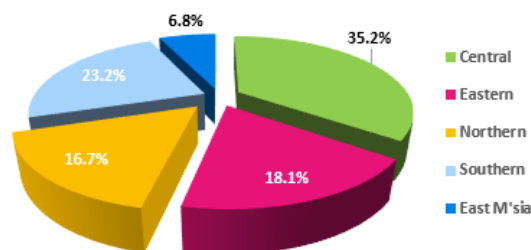
Note: The rates above are the average annual rate of return on a quarterly basis in percentage (%).

3.4 Income Statement

Income Statement for the Quarter Ended 31 March 2026			
	Jan RM'000	Feb RM'000	Mar RM'000
Profit from financing	33,116	33,486	36,584
Direct expenses*	-	-	-
Allowance for impairment on financing	(4,200)	(4,582)	(3,945)
Total Profit	28,916	28,904	32,639
Return on Asset (p.a.)	4.45%	4.48%	4.53%
Return on Investment (p.a.)	Based on the agreed expected return upon placement of funds, subject to Terms & Conditions.		

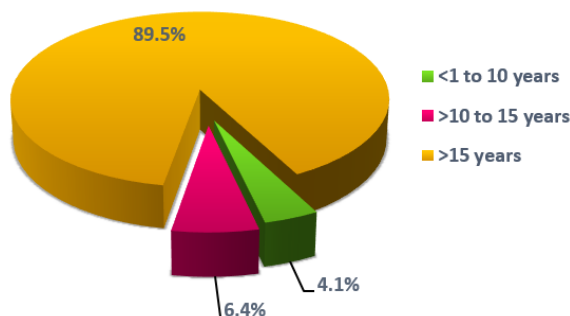
*Currently there are no charges imposed on this fund.

3.5 HFA Financing Portfolio by Geographical Location in Malaysia



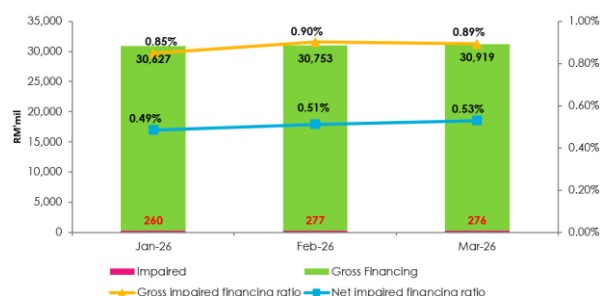
A total of 35.2% of the total HFA Financing Portfolio originates from the Central region. This reflects the concentration of the HFA portfolio in developed areas such as Klang Valley.

3.6 HFA Financing Portfolio by Remaining Maturity of Facilities



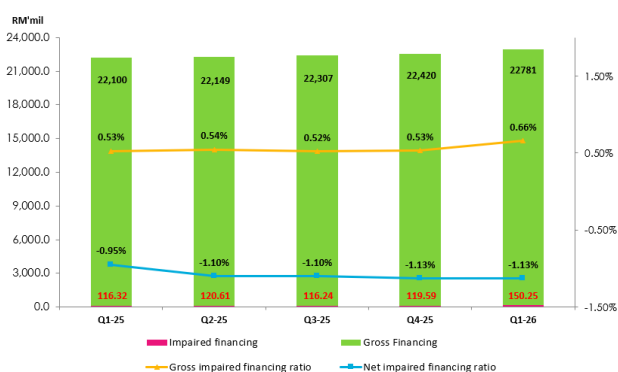
The majority of the HFA portfolio comprises with remaining tenures exceeding 15 years, providing stable and predictable profit stream. This supports consistent returns, particularly for long-term investors.

3.7 Asset Quality of HFA Portfolio



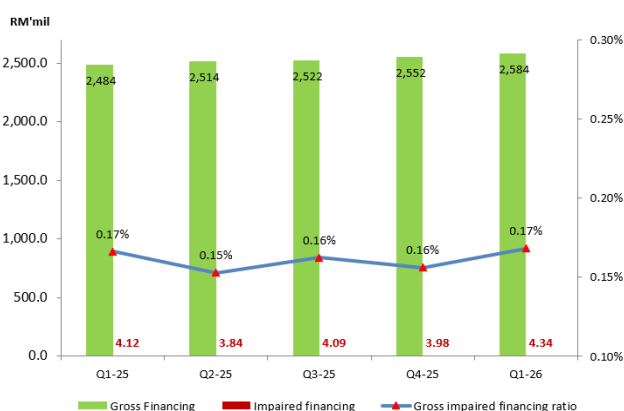
The portfolio's low impaired financing ratio reflects strong asset quality.

3.8 Asset Quality for PF Portfolio



The portfolio's low impaired financing ratio reflects strong asset quality.

3.9 Asset Quality of Vehicle Financing Portfolio



4.0 ECONOMIC REVIEW & PROSPECT

Malaysia's economy entered 2026 on a firm footing, supported by stronger-than-expected growth in the second half of 2025. GDP growth is forecast at 4.7%, although the outlook is tempered by geopolitical uncertainties, particularly in the Middle East, which may impact energy and transportation costs.

Despite these risks, Malaysia remains resilient, supported by a stable labor market, ongoing investment activity and continued tourism momentum under Visit Malaysia Year 2026. Domestic demand and the Electrical & Electronics (E&E) sector continue to drive growth. While external pressures may affect costs, consumption and exports, Malaysia's solid economic fundamentals and position as a net energy exporter provide support for medium-term growth.

5.0 PROPERTY MARKET & HFA PORTFOLIO REVIEW

According to the latest data published by the National Property Information Centre (NAPIC), Malaysia's property market remained resilient in 2025 despite global uncertainties, recording 416,413 transactions worth RM241.87 billion, representing a 4.1% increase in value. Transaction volume, however, declined slightly by 1.0% compared to 2024 (420,545 transactions; RM232.30 billion).

The residential sub-sector continued to dominate and expand, solidifying its position as the largest contributor to the national transaction activity, accounting for 61.6% of total transactions. A total of 256,512 transactions worth RM108.27 billion recorded, reflecting a marginal decline of 1.5% in volume, while transaction value registered a slight increase of 1.3% compared to 2024 (260,516 transactions; RM106.92 billion). By price range, demand remained concentrated in properties priced at RM300,000 and below, comprising 52.3% of total residential transactions, followed by RM300,001 to RM500,000 (24.9%) and RM500,001 to RM1.0 million (16.9%). Properties priced above RM1.0 million accounted for a smaller share of 5.9%.

In terms of property type, demand remained strongest for terrace houses, which represented 41.3% of total residential transactions, followed by vacant plots (18.1%) and high-rise units (14.3%). Regionally, Selangor recorded the highest residential transactions, contributing 20.7% in volume and 28.2% in value (52,998 transactions; RM30.53 billion).

The primary market experienced softer performance in 2025, with 64,487 units launched, representing a 14.9% decline from 75,784 units in 2024. Terrace houses dominated new launches, accounting for 51.9% (33,442 units), followed by condominiums/apartments at 33.5% (21,588 units). Sales performance also moderated, with a sales rate of 35.5%, down from 37.3% in 2024.

As at March 2026, the HFA portfolio reached RM30.92 billion, reflecting a month-on-month increase of 0.53% from RM30.75 billion in the previous month. Asset quality remained stable, with a Gross Impairment Ratio (GIR) of 0.89% in March 2026, a slight decrease from the previous month. This ratio remains lower than the industry average of 1.15% (February 2026) for residential property financing. Meanwhile, the HFA asset yield edged down slightly to 4.20% in March 2026, compared to 4.21% in the previous quarter.

6.0 PERSONAL FINANCING (PF) PORTFOLIO REVIEW

As at March 2026, the PF portfolio stood at RM22.78 billion, reflecting a month-on-month increase in growth of 0.30% from RM22.71 billion in the previous month.

The Gross Impairment Ratio (GIR) improved to 0.66% in March 2026, down from 0.78% in the preceding month. This remains significantly lower than the industry average of 2.54% for personal financing (as at February 2026), underscoring the Bank's prudent credit assessment practices.

The PF assets yield eased marginally to 5.66% in March 2026, compared to 5.67% in the previous quarter.

7.0 VEHICLE FINANCING (VF) PORTFOLIO REVIEW

As at March 2026, the VF portfolio stood at RM2.58 billion, representing a month-on-month growth of 0.64% from RM2.56 billion in the previous month.

The Gross Impairment Ratio (GIR) remained stable at 0.17% in March 2026, significantly lower than the industry average 0.62% for vehicle financing (as at February 2026), reflecting the Bank's prudent credit assessment practices.

The VF asset yield moderately declined to 4.46% in March, compared to 4.49% in December 2025 (previous quarter).