

1.0 KEY FUND INFORMATION

1.1 Shariah Concept	1.2 Investment Currency	1.3 Fund Inception
Mudarabah	Ringgit Malaysia	April 2017 (Corporate) September 2018 (Retail)

1.4 Product Classification

An Unrestricted Investment Account (UA) is a type of investment account in which the Investment Account Holder (IAH), without specifying any specific restrictions or conditions, authorizes the Bank to make investment decisions on their behalf.

1.5 Investment Objectives

To provide IAHs with a combination of steady and recurring income, while allowing flexible placement and withdrawal through counters, cheques and other available channels.

1.6 Investment Strategies

The Bank adopts a disciplined investment approach to ensure alignment with the Fund's objectives while safeguarding the overall portfolio.

Currently, funds are invested in its House & Fixed Asset Financing (HFA) portfolio which aims to preserve capital and generate stable returns.

1.7 Nature of Investment Account

On demand, whereby IAHs are able to withdraw at any point in time.

1.8 Investment Asset Allocation

The Bank will allocate IAHs' funds in its existing HFA Financing Portfolio which generates stable profits.

1.9 Valuation of Allocated Assets

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 Distribution Policy

Profit to be distributed on a monthly basis, but the profit will be calculated on a daily basis. The profit is based on the performance of the HFA Financing Portfolio.

1.11 Statement on Any Changes

There have been no changes in the investment objectives, strategies, restrictions and limitations during the quarter period.

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

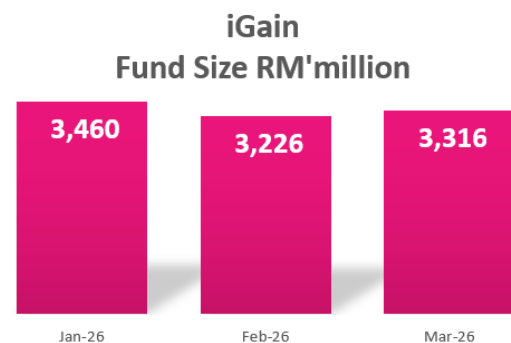
The Board of Directors of Bank Islam holds ultimate responsibility for risk management, including setting the Bank's risk appetite and tolerance levels in line with the Bank's overall business objectives.

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, the iGain fund balance stood at RM3.3 billion.



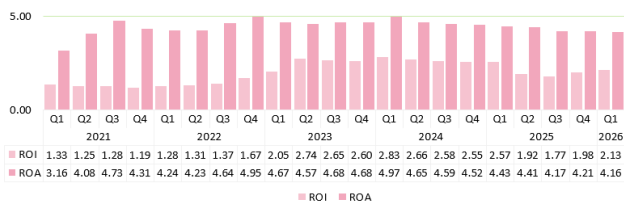
3.2 Rate of Return

Position 2026	Return on Asset (ROA)*	Profit Sharing Ratio (Customer:Bank)	Return on Investment (ROI)
January	4.19% p.a.	Based on the agreed profit-sharing ratio upon placement of funds. Subject to Terms & Conditions.	
February	4.15% p.a.		
March	4.16% 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



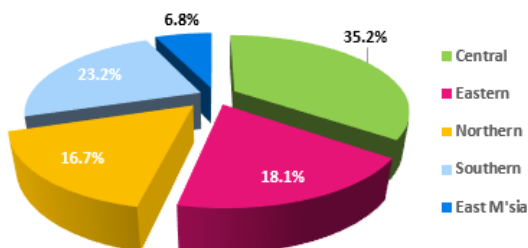
Note: The rates above are the average annual rate of return on a quarterly basis in percentage (%).

3.4 Income Statement

Income Statement for the Quarter Ended 31 March 2026			
	Jan	Feb	Mar
	RM'000	RM'000	RM'000
Profit from financing	12,188	10,930	11,476
Direct expenses*	-	-	-
Allowance for impairment on financing	(81)	(113)	(102)
Total Profit	12,107	10,817	11,374
Return on Asset (p.a.)	4.19%	4.15%	4.16%
Return on Investment (p.a.)	Based on the agreed profit-sharing ratio upon placement of funds, subject to Terms & Conditions.		

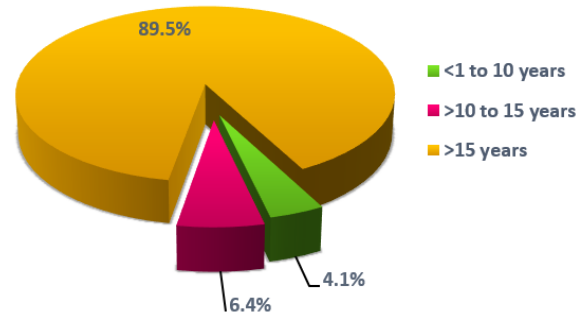
*Currently there are no charges imposed on this fund.

3.5 HFA Financing Portfolio by Geographical Location in Malaysia



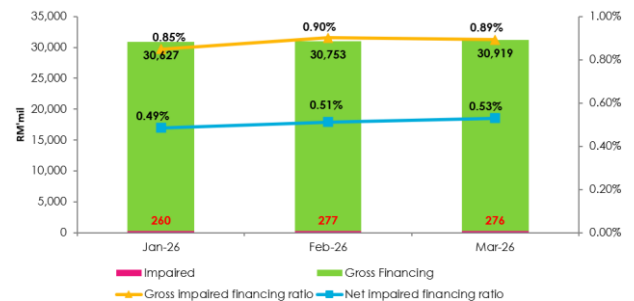
A total of 35.2% of the total HFA Financing Portfolio originates from the Central region. This reflects the concentration of the HFA portfolio in developed areas such as Klang Valley.

3.6 HFA Financing Portfolio by Remaining Maturity of Facilities



The majority of the HFA Financing Portfolio has a remaining maturity exceeding 15 years, providing a stable profit stream that supports long-term return expectations.

3.7 Asset Quality of HFA Portfolio



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

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.