

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

Unrestricted Investment Account refers to a type of investment account where the Investment Account Holder (IAH), without specifying any particular restrictions or conditions, provides the Bank with the mandate to make the ultimate decision to invest.

1.5 Investment Objectives

To offer IAHs a combination of steady and recurring income while simultaneously enabling balance placement and withdrawal through counters, cheques and other available channels.

1.6 Investment Strategies

- To ensure that the investment aligns within the Fund's investment objective, while its asset allocation safeguards the investment portfolio.
- Currently, the Bank invests in its existing House & Fixed Asset Financing (HFA) portfolio which is aimed at protecting the principal and generating 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 Asset

To be carried out on a monthly basis as part of the process to determine the returns to the IAH. The returns on this investment account will be affected by the performance of the allocated assets including, but not limited to, the quality of assets (i.e. impairment) and the movement of the Effective Profit Rate (EPR) in relation to financing assets that are priced based on floating rate methods, etc. The principal and returns are not guaranteed and an IAH may be exposed to a risk of no returns at all.

This investment account is not protected by Perbadanan Insurans Deposit Malaysia (PIDM). However, the product structure was designed to mitigate the risk of losing the principal amount. In the event of a liquidation scenario, the IAHs are ranked 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)
 - Corporate:
 - Corporation
 - Government Agencies
 - Government Accounts
 - Universities
 - Companies and Partnerships
 - Other Business and Non- Business Entities
- Investors with either a short or medium-term investment horizon
- Investors who require a portfolio of Shariah-compliant investments
- Investors with low to medium risk tolerance
- Investors who seek stable profits

Note: Investors are advised to carefully consider all risk factors before making an investment decision. Investors will be exposed to the following risks; market risk, credit risk, liquidity risk, operational risk, legal risk and Shariah non-compliance risk. Please visit Bank Islam's website for further explanation of each risk.

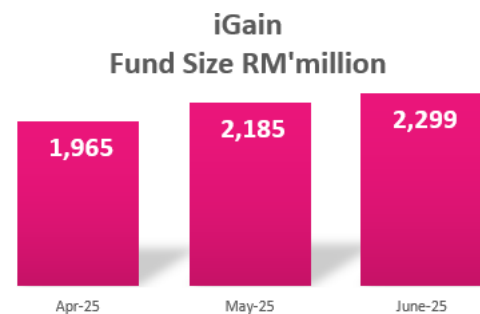
2.0 RISK STATEMENT

The Board of Directors of Bank Islam has the ultimate responsibility to manage risks related to its operations and business activities by setting risk appetite and tolerance levels that are consistent with the Bank's overall business objectives and desired risk profile. The Board Risk Committee, assisted by the Management Risk Control Committee, ensures that there is an effective oversight on the development of strategies, policies, procedures and infrastructure to manage the Bank's risks.

3.0 FUND PERFORMANCE

3.1 Fund Size & Growth

As at June 2025, iGain fund balance was recorded at RM2.3 billion.



3.2 Rate of Return

Position 2025	Return on Asset (ROA)* % (p.a.)	Profit Sharing Ratio (Customer:Bank)	Return on Investment (ROI) % (p.a.)
April	4.39%	Based on the agreed profit-sharing ratio upon placement of funds. Subject to Terms & Conditions.	
May	4.41%		
June	4.45%		

*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).

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3.3 Historical Rate of Return



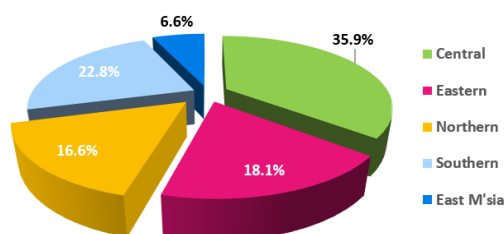
Note: The rates above are the average annual rate of return on a quarterly basis in percentage (%).

3.4 Income Statement

Income Statement for the Quarter Ended 30 June 2025			
	April RM'000	May RM'000	June RM'000
Profit from financing	7,885	8,087	8,358
Direct expenses*	-	-	-
Allowance for impairment on financing	42	104	25
Total Profit	7,927	8,191	8,383
Return on Asset (p.a.)	4.39%	4.41%	4.45%
Return on Investment (p.a.)	Based on the agreed profit-sharing ratio upon placement of funds, subject to Terms & Conditions.		

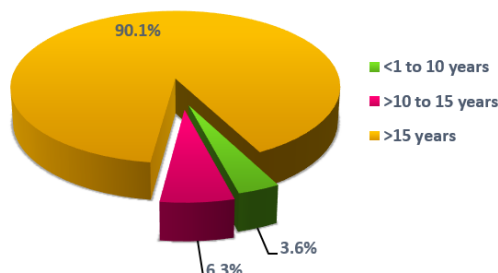
*Currently there are no charges imposed on this fund.

3.5 HFA Financing Portfolio by Geographical Location in Malaysia



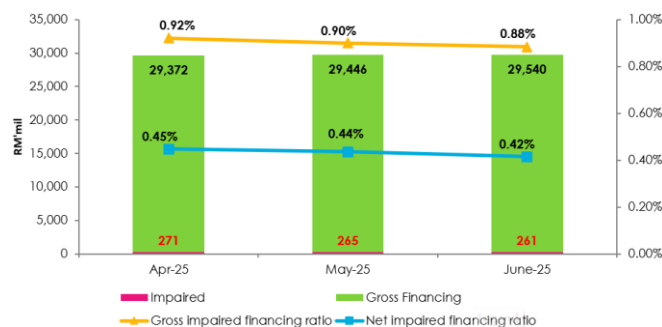
A total of 35.9% of the total HFA Financing Portfolio originates from the Central region. This reflects the concentration of the HFA portfolio in developed areas such as Klang Valley.

3.6 HFA Financing Portfolio by Remaining Maturity of Facilities



The majority of the HFA Financing Portfolio has a maturity of more than 15 years. This will ensure stability in the profit stream of the HFA portfolio which can then benefit the investment return expectations, especially for long-term IAH.

3.7 Asset Quality of HFA Portfolio



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

4.0 ECONOMIC REVIEW & PROSPECT

Global growth is expected to moderate, with forecasts revised downward due to rising trade tensions stemming from higher tariffs and stricter trade policies. Geopolitical risks, particularly in the Middle East, have also dampened global economic and financial market sentiment. As a result, we have revised Malaysia's 2025 GDP growth forecast to 4.4% (from 4.7%; 2024: 5.1%).

Despite external headwinds, domestic demand is expected to remain the main driver of growth, supported by strong employment and wage gains that continue to fuel private consumption. A stable, low-inflation environment and an expanding tourism sector will further support household spending. Investment activity remains robust, backed by multi-year infrastructure projects and realisation of approved investments. However, we remain cautious of persistent geopolitical risks and global trade uncertainties, which could weigh on business, consumer and investor confidence.

5.0 PROPERTY MARKET & HFA PORTFOLIO REVIEW

According to the latest data published by the National Property Information Centre (NAPIC), the property market recorded 97,772 transactions worth RM51.42 billion in Q1 2025, marking a decline of 6.1% in volume and 8.9% in value as compared to Q1 2024 (104,194; RM56.47 billion).

The residential segment remains the mainstay of the property market, accounting for 60.7% of total transactions. Within this sub-sector, 59,306 transactions worth RM24.51 billion were recorded, representing a decrease of 5.6% in volume and 2.9% in value as compared to Q1 2024 (62,823; RM25.25 billion). In terms of price range, demand continued to concentrate on properties priced at RM300,000 and below, which made up nearly 52.0% of all residential transactions.

During Q1 2025, 12,498 residential units were launched. Terraced houses led the new launches with 61.3% (7,668 units), followed by high-rise units at 27.2% (3,396 units) and semi-detached units at 5.7% (712 units).

As for Q1 2025, the residential overhang situation was less encouraging in both volume and value. There were 23,515 units worth RM15.0 billion, up by 1.6% in volume and 7.7% in value compared to Q4 2024 (23,149; RM13.94 billion). The Federal Territory of Kuala Lumpur (WPKL) recorded the highest number of overhang units nationwide, accounting for 15.6% (3,668 units). High-rise units dominated the overhang with 57.6% (13,549 units). The Malaysian House Price Index (MHPI) stood at 225.3 points (RM486,070) in Q1 2025.

As of June 2025, the HFA portfolio reached RM29.54 billion, reflecting a month-on-month increase of 0.31% from RM29.45 billion in May. The Gross

Impairment Ratio (GIR) remained stable at 0.88% in June 2025, slightly lower than the previous month's figure. This ratio is notably below the industry average for residential property purchases, which was 1.15% in June 2025. The HFA asset yield marginally decreased to 4.48% in June 2025, compared to 4.49% in the previous quarter.