

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 provide IAHs with a combination of steady and recurring income whilst, at the same time, allowing the balances to be placed and withdrawn via the counter, cheque, internet banking channels, etc.

1.6 Investment Strategies

- To ensure investment is within the investment objective of the Fund with its asset allocation safeguarding 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.

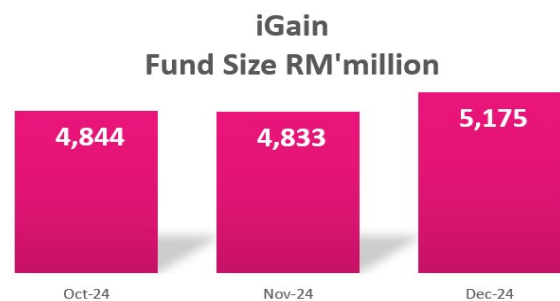
2.0 RISK STATEMENT

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 December 2024, iGain fund balance was recorded at RM5.2 billion.



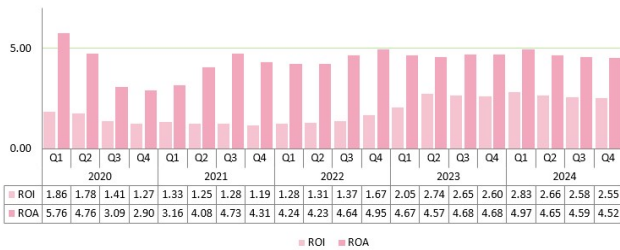
3.2 Rate of Return

Position 2023	Return on Asset (ROA)* % (p.a.)	Profit Sharing Ratio (Customer:Bank)	Return on Investment (ROI) % (p.a.)
October	4.53%	Based on the agreed profit-sharing ratio upon placement of funds. Subject to Terms & Conditions.	
November	4.51%		
December	4.52%		

*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



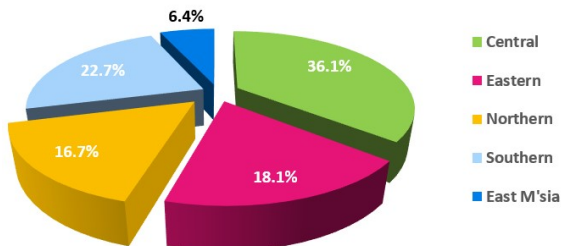
Note: The rates above are the average annual rate of return on a quarterly basis in percentage (%).

3.4 Income Statement

Income Statement for the Quarter ended 31 December 2024			
	October	November	December
	RM'000	RM'000	RM'000
Profit from financing	16,865	16,557	14,205
Direct expenses*	-	-	-
Allowance for impairment on financing	126	68	88
Total Profit	16,991	16,629	14,293
Return on Asset (p.a.)	4.53%	4.51%	4.52%
Return on Investment (p.a.)	Based on the agreed profit-sharing ratio upon placement of funds, subject to Terms & Conditions.		

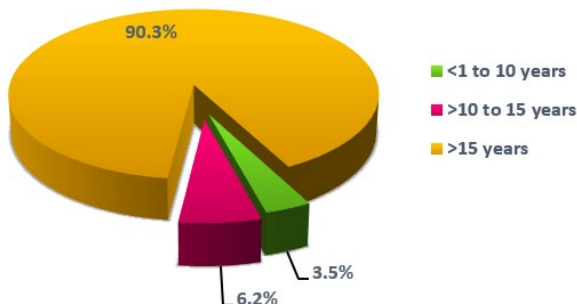
*Currently there are no charges imposed on this fund.

3.5 HFA Financing Portfolio by Geographical Location in Malaysia



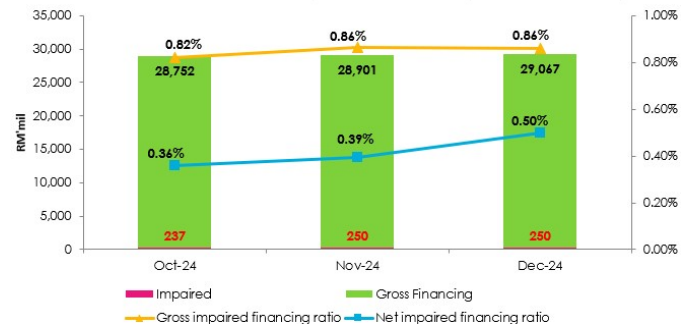
A total of 36.1% of the total HFA Financing Portfolio originates from the Central region. This reflects the concentration of the HFA portfolio in developed areas such as Klang Valley.

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

Malaysia's GDP growth moderated to 5.3% YoY in 3Q 2024, down from 5.9% in 2Q 2024. The slowdown was primarily attributed to weaker household spending and a subdued mining sector, though it was partially offset by higher investments, rising manufacturing output, and a robust construction sector. Despite this moderation, Malaysia's economic outlook for 2024 remains optimistic, underpinned by solid sectoral and demand-side performance in 3Q 2024. Growth across key sectors, including manufacturing, construction, and services, showcased resilience, supported by strong domestic demand and improving exports, particularly in agriculture and electronics. For the first three quarters of 2024, the economy expanded by 5.2% while a slight moderation in growth is expected in 4Q 2024. The sustained economic momentum has led to an upward revision of our 2024 GDP growth forecast from 4.7% to 5.0%. This adjustment reflects robust domestic consumption, a stable labor market, and the continued expansion of tourism and investment activities, all of which are expected to drive growth into the new year. However, downside risks persist, including weaker-than-expected global demand, volatile commodity prices, and ongoing geopolitical tensions, which could pose challenges to Malaysia's growth trajectory in 4Q 2024.

5.0 PROPERTY MARKET & HFA PORTFOLIO REVIEW

According to the latest data published by the National Property Information Centre's (NAPIC), the property market sector recorded 112,305 transactions worth RM57.31 billion in Q3 2024, up by 3.1% in volume and 0.3% in value compared to Q3 2023 (108,933; RM57.14 billion).

The residential sub-sector led the overall property market, contributing 62.8% in volume. It recorded 70,520 transactions worth RM28.74 billion in Q3 2024, an increase of 2.8% in volume and 1.3% in value compared to Q3 2023 (68,561; RM28.36 billion). Newly launched houses priced between RM500,001 to RM1.0 million led the supply with 5,836 units (42.6% of the total units). By property type, landed dominated the new launches with 9,605 units (70.1% of the total units). The primary market performance was more encouraging in Q3 2024, with 13,708 units launched, up by 99.2% compared to 6,881 units in Q3 2023. However, sale performance for new launches was 22.0%, slightly lower compared to Q3 2023 (37.6%).

As of Q3 2024, the number of residential overhangs dropped in terms of volume and value. There were 21,968 units worth RM13.85 billion, a decrease of 3.0% in volume and 2.8% in value compared to Q2 2024 (22,642; RM14.24 billion). WPKL recorded the highest number of overhangs in the country with 14.9% (3,273 units). The Malaysian House Price Index

(MHPI) Q32024 stood at 220.2 points (RM475,126), up by 0.4% year-on-year.

As of December 2024, Bank Islam's HFA portfolio reached RM29.07 billion, marking a month-on-month increase of 0.58% from RM28.90 billion in the previous month. The Gross Impairment Ratio (GIR) remained stable at 0.86% in December 2024, consistent with the figure reported in November. This ratio is notably lower than the industry average for residential property purchases, which stood at 1.17% in November 2024.

The HFA asset yield slightly decreased to 4.51% in December 2024, compared to 4.53% in the previous quarter.