Term Investment Account - i

Retail Fund Performance Report for
Quarter Ended 31 March 2026

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Term Investment Account-i

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Fund Information

Product Name Term Investment Account-i ("TIA-i")

Shariah Contract ***Mudarabah*** - A profit sharing contract between the Bank as fund manager and the customer as Investment Account Holder (IAH) or the Investor(s).

Investment Account Type **Unrestricted Investment Account** - IAH provides the Bank with a mandate to make an ultimate investment decision without specifying specific restrictions or conditions.

Fund Inception 8 January 2019

Investment Objective

The fund aims to generate stable returns over an agreed investment interval through low to medium risk investment activities.

Investor Profile

- Category of Investor(s):
  - Individual(s)
  - Sole-Proprietorship(s)
- Investor(s) with low to medium risk
- Investor(s) who seeks stable profits

Note:
IAH are advised to understand the risk(s) related to TIA-i before making an investment decision. Further explanation of each risk is in Product Disclosure Sheet (PDS) available on Hong Leong Islamic Bank's website.

Profit Payment Policy

Profit distribution is upon maturity.

Nature of Investment Account

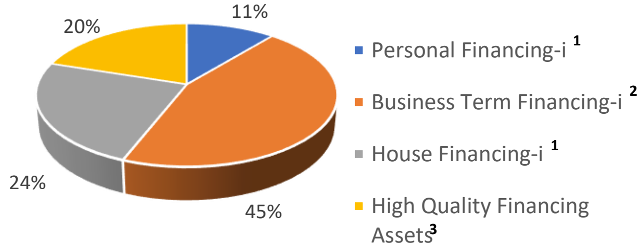
A renewable term investment type of 1, 3, 6, 8, 9 and 12 months tenure.

Fund Investment Strategies

Investment into selective Shariah-compliant financing assets within the risk parameters prescribed under the Fund Investment Objective. Portfolio rebalancing is also executed to ensure the performance of the particular assets is aligned with the Investment Objective. Any profit generated from the investment will be shared between the IAH and the Bank according to mutually pre-agreed Profit Sharing Ratio (PSR) whilst losses (if any) will be borne by the IAH.

Investment Asset Allocation

The fund is invested in a portfolio of Hong Leong Islamic Bank's retail assets[1], non-retail assets[2] and HQLA[3] as per chart below.

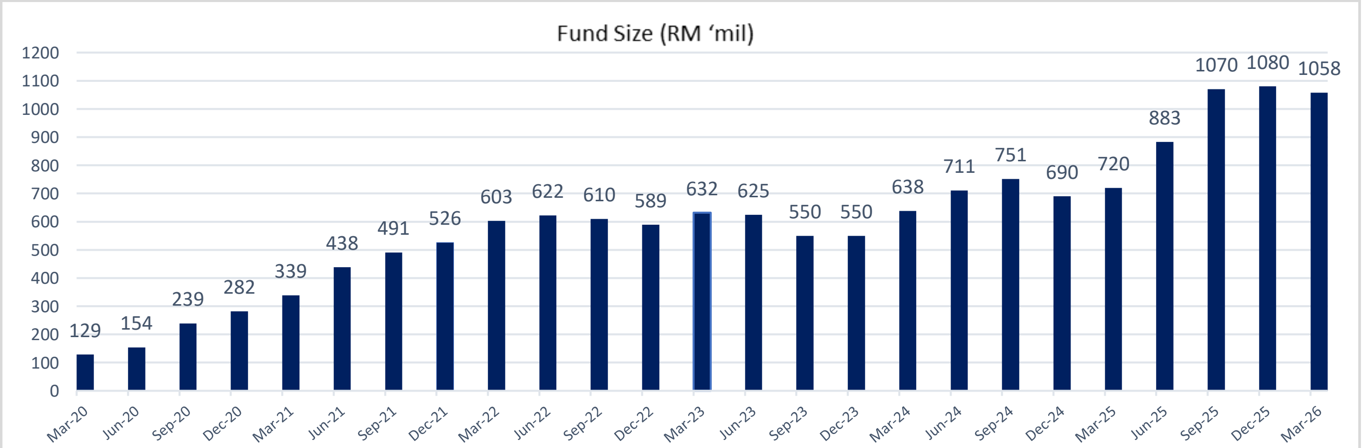


Note:
[1] Retail financing assets consist of House Financing-i and Personal Financing-i.
[2] Non-retail financing assets consist of Business Term Financing-i.
[3] High Quality Liquid Assets (HQLA) are assets that can be easily and immediately converted into cash at little or no loss of value.

Fund Performance

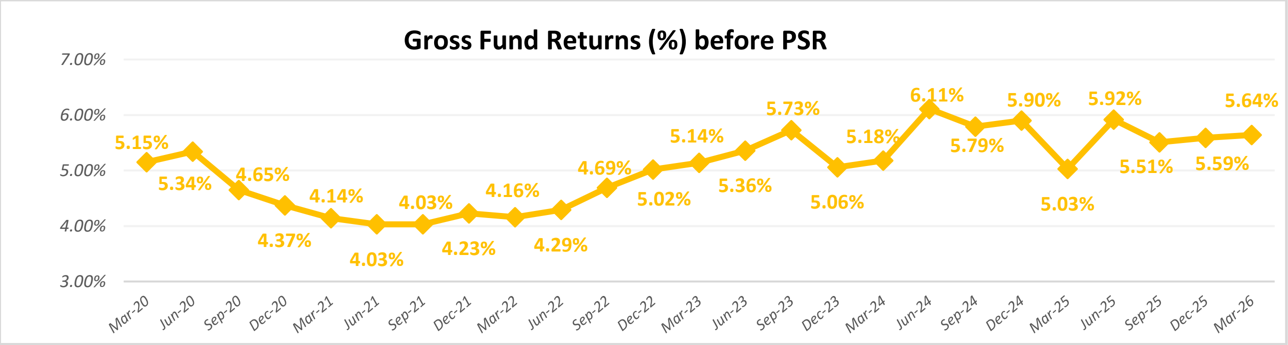
1. Fund Size and Returns

As at 31 March 2026, TIA-i's retail fund balance was recorded at RM1,058 million.



Term Investment Account-i

Retail Fund Performance Report for Quarter Ended 31 March 2026



2. Rate of Return of TIA-i for Retail IAH

This section is applicable to IAH who have subscribed under the TIA-i's 1 month, 3 months, 6 months, 8 months, 9 months and 12 months tenures.

1 Month

Month[4]	Gross Rate of Return (Gross RoR % p.a.)[5]	Rate of Return to IAH % (p.a.)[6]			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Jan	5.67	2.20	2.20	-	-
		2.45	2.45	-	-
Feb	5.74	2.20	2.20	-	-
		2.45	2.45	-	-
Mar	5.64	2.20	2.20	-	-
		2.45	2.45	-	-

3 Months

Month[4]	Gross Rate of Return (Gross RoR % p.a.)[5]	Rate of Return to IAH % (p.a.)[6]			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Jan	5.67	1.75	1.75	3.45	3.45
		2.30	2.30		
		2.40	2.40		
		2.45	2.45		
		2.55	2.55		
		2.65	2.65		
Feb	5.74	1.75	1.75	3.45	3.45
		2.30	2.30		
		2.40	2.40		
		2.45	2.45		
		2.55	2.55		
		2.65	2.65		
Mar	5.64	1.75	1.75	3.45	3.45
		2.30	2.30		
		2.40	2.40		
		2.45	2.45		
		2.55	2.55		
		2.65	2.65		

6 Months

Month[4]	Gross Rate of Return (Gross RoR % p.a.)[5]	Rate of Return to IAH % (p.a.)[6]			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Jan	5.67	1.90	1.90	3.55	3.55
		2.10	2.10	3.60	3.60
		2.45	2.45		
		2.55	2.55	3.68	3.68
		2.60	2.60	3.70	3.70
		2.70	2.70		
		2.80	2.80	3.75	3.75
Feb	5.74	1.90	1.90	3.55	3.55
		2.10	2.10		
		2.45	2.45	3.60	3.60
		2.55	2.55		
		2.60	2.60	3.68	3.68
		2.70	2.70		
		2.80	2.80	3.75	3.75
Mar	5.64	1.90	1.90	3.55	3.55
		2.10	2.10		
		2.45	2.45	3.60	3.60
		2.55	2.55		
		2.60	2.60	3.68	3.68
		2.70	2.70		
		2.80	2.80		

8 Months

Month[4]	Gross Rate of Return (Gross RoR % p.a.)[5]	Rate of Return to IAH % (p.a.)[6]			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Mar	5.64	2.45	2.45	3.70	3.70

Term Investment Account-i

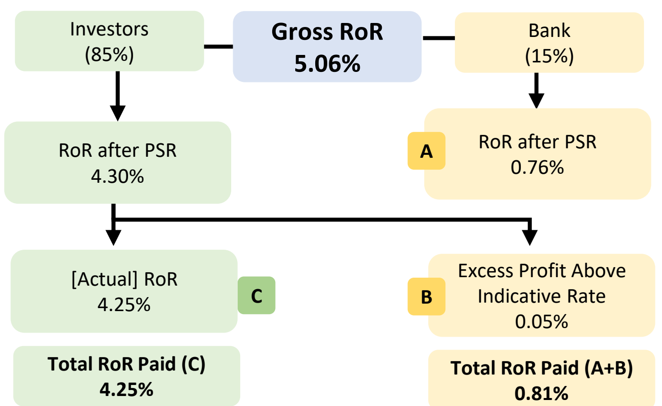
Retail Fund Performance Report for Quarter Ended 31 March 2026

9 Months

Month[4]	Gross Rate of Return (Gross RoR % p.a.)[5]	Rate of Return to IAH % (p.a.)[6]			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Jan	5.67	2.45	2.45	-	-
		2.70	2.70	-	-
Feb	5.74	2.45	2.45	-	-
		2.70	2.70	-	-
Mar	5.64	2.45	2.45	-	-
		2.70	2.70	-	-

Profit Calculation Illustration

(12 Months Promo Indicative Rate: 4.25% p.a.)



12 Months

Month[4]	Gross Rate of Return (Gross RoR % p.a.)[5]	Rate of Return to IAH % (p.a.)[6]			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Jan	5.67	1.95	1.95	3.40	3.40
		2.40	2.40	3.50	3.50
		2.45	2.45	3.55	3.55
		2.65	2.65	3.65	3.65
		2.70	2.70	3.70	3.70
		2.75	2.75	3.85	3.85
Feb	5.74	1.95	1.95	3.40	3.40
		2.40	2.40	3.50	3.50
		2.45	2.45	3.55	3.55
		2.65	2.65	3.65	3.65
		2.70	2.70	3.70	3.70
		2.75	2.75	3.85	3.85
Mar	5.64	1.95	1.95	3.40	3.40
		2.40	2.40	3.50	3.50
		2.45	2.45	3.55	3.55
		2.65	2.65	3.65	3.65
		2.70	2.70	3.70	3.70
		2.75	2.75	3.85	3.85

Profit & Loss Statement

Profit & Loss Statement for Quarter Ended 31 March 2026			
	RM' January 2026	RM' February 2026	RM' March 2026
Total Gross Income	5,119,195	4,623,631	5,019,835
Net Income Distributed to IAH	3,154,461	2,818,710	2,984,644
Net Income Distributed to Bank	1,964,734	1,804,921	2,035,191

Note:

PSR Table	Tenure (months)	Profit Sharing Ratio (PSR) (IAH:Bank)
Board	1 & 3	65:35
	6, 8, 9 & 12	68:32
Promo	1, 3, 6, 8, 9 & 12	85:15

[4] Maturity Month.
[5] Gross RoR is the return from investment before the application of PSR.
[6] [Indicative] Rate of Return to IAH % p.a. is the target rate advertised by the Bank to the IAH.
[6] [Actual] Rate of Return to IAH % p.a. is the net profit rate to IAH after applying PSR (refer to the PSR table above) to Gross RoR. Any excess profit after PSR generated more than the Indicative Rate of Return to IAH will be waived under the Shariah concept of Tanazul where the excess profit shall be retained by the Bank.

Underlying Asset Outlook

Based on the Fund Investment Strategies during this review period, the Bank is optimistic on the future performance of the fund until the next review period.

Statement of Any Changes

There have been no changes in the Investment Objectives, Strategies, restrictions and limitations during the quarter period.

Term Investment Account-i

Retail Fund Performance Report for Quarter Ended 31 March 2026

Market Outlook

The Monetary Policy Committee (MPC) of Bank Negara Malaysia decided to maintain the Overnight Policy Rate (OPR) at 2.75%. Building on the strengths of 2025, global growth would continue to be supported by sustained domestic demand, moderating inflation, robust tech investments, and supportive fiscal and monetary policies. However, the recent conflict in the Middle East has raised uncertainty in the global economy. The impact on the global economy will depend on the length and severity of the conflict. In light of recent developments, downside risks have risen, arising from further escalation in geopolitical tensions and heightened volatility in global financial markets. Additionally, there are continued concerns over potentially higher tariffs and elevated valuations in financial markets. Upside potential includes stronger tech spending, a milder tariff impact on economic activity, and pro growth policy measures in key economies.

The Malaysian economy grew by 5.2% in 2025, driven by strong domestic demand, higher electrical and electronics (E&E) exports and robust inbound tourism. This growth momentum is expected to continue in 2026, anchored by resilient domestic demand. Employment, wage growth and policy measures will remain supportive of household spending. Investment activity will be driven by the progress of multi-year projects in both the private and public sectors, implementation of new smaller-scale public projects, continued high realisation of approved investments, as well as the ongoing implementation of national master plans. The external sector will benefit from continued strength in E&E exports and higher tourist spending. This growth outlook remains subject to uncertainties surrounding global developments, including the recent conflict in the Middle East. Downside risks remain from slower global trade and lower-than-expected commodity production. Meanwhile, upside potential to growth could arise from a better global growth outlook, stronger demand for E&E goods, and more robust tourism activity.

Headline and core inflation stood at 1.6% and 2.3%, respectively, in January 2026. Overall, headline inflation in 2026 is expected to remain moderate. While global commodity prices may be subject to greater volatility given recent developments, the impact on domestic inflation is expected to be contained. Meanwhile, core inflation in 2026 is expected to remain stable and close to its long-term average, reflecting continued expansion in economic activity and the absence of excessive demand pressures. The MPC acknowledges the uncertainties from the ongoing conflict in the Middle East. The impact to the global and Malaysian economy will depend on how these developments evolve. The Malaysian economy is facing these challenges from a position of strength, with robust domestic growth, moderate inflation, sound financial sector and resilient external position.

At the current OPR level, the MPC considers the monetary policy stance to be appropriate and supportive of the economy amid price stability. The MPC will continue to monitor ongoing developments and assess the balance of risks surrounding the outlook for domestic growth and inflation.