

Portfolio Investment Account-i

Quarterly Fund Performance Report for
Series 1 (April 2025 – June 2025)



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Fund Information

Product Name Portfolio Investment Account-i ("PIA-i")

Shariah Contract ***Wakalah bi Al-Istithmar** - An agency contract where the Investor (Muwakkil) authorizes Hong Leong Islamic Bank Berhad (HLISB) as Agent (Wakil) to perform a particular task for the purpose of investment.*

Investment Account Type **Restricted Investment Account** – Investor(s) provides the Bank with a specific investment mandate such as purpose, asset class, economic sector and/ or period of investment.

Fund Inception 21 December 2021

Investment Objective

The fund aims for capital growth and regular income through medium risk investment.

Investor Profile

- Category of Investor(s):
 - Individual(s)
 - Sole-Proprietorship(s)
- Investor(s) with medium risk tolerance

Note:

Investor(s) are advised to understand the risk(s) related to PIA-i before making an investment decision. Further explanation of each risk is in Product Disclosure Sheet (PDS) available on HLISB's website.

Nature of Investment Account

An investment fund with semi-annual Profit Distribution Period (PDP).

Fund Investment Strategies

The fund will be invested into three (3) Shariah Compliant Unit Trust funds managed by Hong Leong Islamic Asset Management (HLISAM) which are known as Dana Al-Izdihar (Money Market), Dana Maa'rof (Balanced) and Dana Makmur (Equity). The investment into the three (3) Dana mentioned above will be based on respective asset allocations within the allowable threshold as specified in the PDS to achieve the Expected Profit Rate (EPR) while exercising appropriate defensive mechanisms to moderate market volatility.

Profit Payment Policy

Profit (if any) payment will be credited into Investor's CASA-i (HLISB) / CASA (HLBB) within four (4) Business Days after Profit Distribution Period (PDP).

Fees & Charges

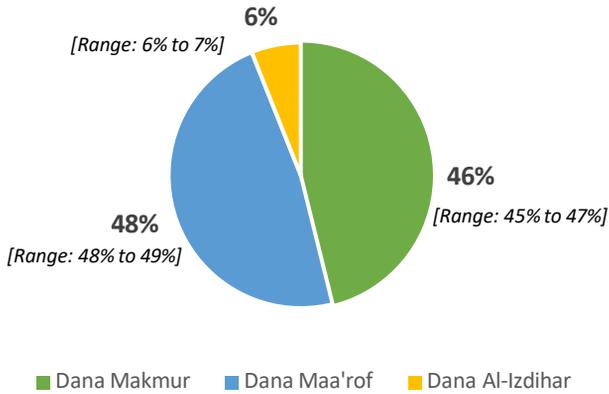
Fee Type	Fee Amount
Management Fee	Dana Al- Izdihar: 0.10% Dana Ma'rof: 1.50% Dana Makmur: 1.50% (Charged by HLISAM)
Upfront Fee	1% (Charged by the bank upfront upon placement by Investor during SP)
Incentive Fee	0% (No Incentive Fee was charged by the bank as the performance did not exceed the expected profit rate of 6% p.a.)

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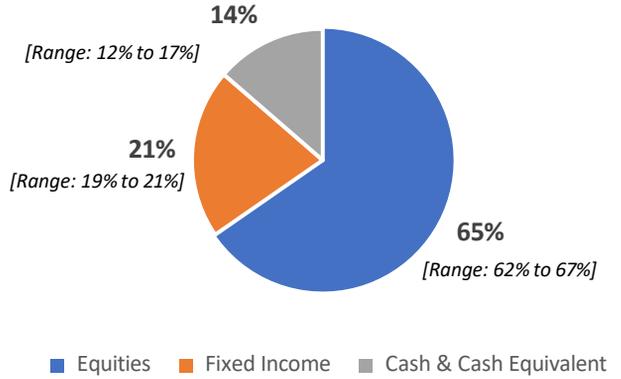
Investment Dana Allocation

The fund is invested in a portfolio that consist of Dana Al-Izdihar¹, Dana Maa'rof² and Dana Makmur³ as per chart below (with the allocation range throughout the investment period).



Investment Asset Class Allocation

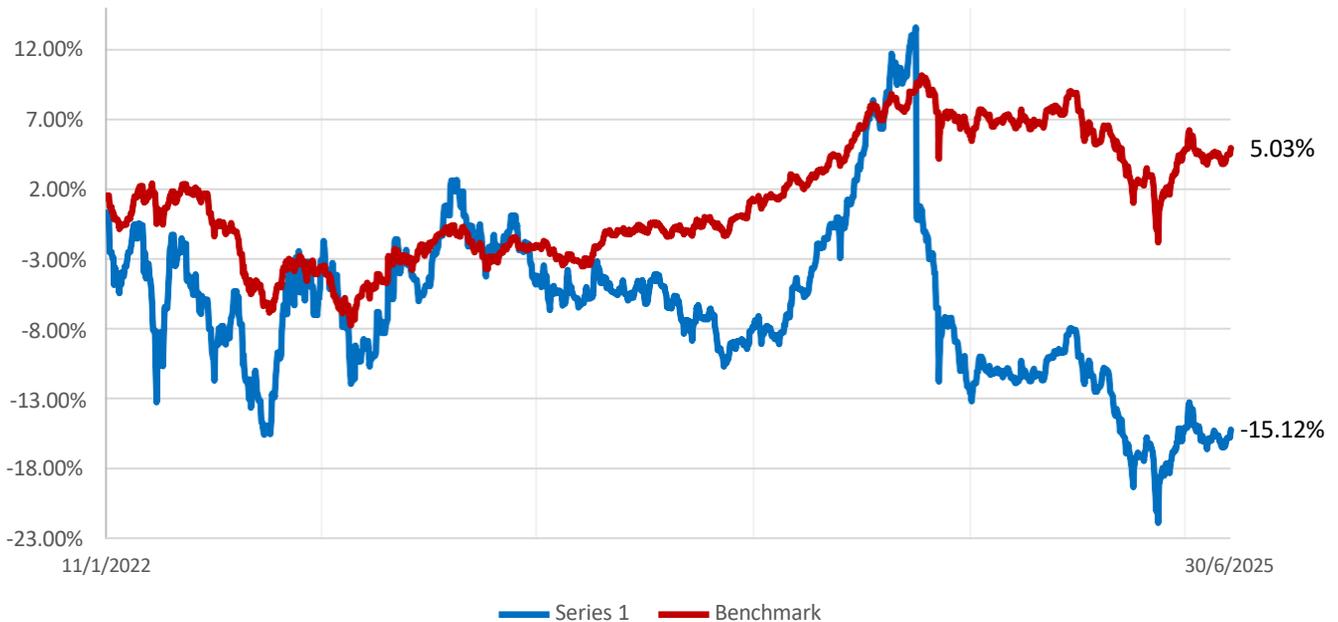
Dana Al-Izdihar, Dana Maa'rof and Dana Makmur are invested in a portfolio of Equities, Fixed Income, and Cash & Cash Equivalent as per chart below (with the allocation range throughout the investment period).



Note:

- ¹ Dana Al-Izdihar assets consist of Islamic deposits and Islamic money market instruments.
 - ² Dana Maa'rof assets consist of Shariah-compliant equities, Islamic money market instruments and sukuk.
 - ³ Dana Makmur assets consist of Shariah-compliant equities, Islamic money market instruments and sukuk.
- [Range]: The range mentioned above indicates the percentage of the asset and dana breakdown and movements during the investment period.

Fund Performance



Note:

- Benchmark = 50% FTSE Bursa Malaysia EMAS Sharia return + 30% 3-months KLIBOR + 20% BNM Islamic Interbank Rate.
- Source: Bloomberg

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Fund Performance Review

In June 2025, FBMKLCI grew by 1.6% to 1,533 points, but it lagged behind both the MSCI Emerging Market Index and the MSCI All Country Asia ex-Japan Index, which each gained 5.7%. FBMS also grew by 1.6% to 11,438 points. After a brief period of buying in May, foreign investors returned to being net sellers in June, with an outflow of RM1.3 billion. This pushed the cumulative net foreign outflow since 2010 to a new record of RM50.6 billion. As a result, foreign ownership of Malaysian equities fell to an all-time low of 19.0%. Local institutional investors once again stepped in, becoming net buyers with flows of RM1.7 billion. Local retailers continued their selling trend with net outflows rising to RM393 million. On a positive note, nine of Bursa Malaysia's 13 sectors posted gains in June, the most in any month of 2025. The top-performing sectors were Utilities (+4.3%, boosted by YTL Power), Energy (+3.8%), and Technology (+3.4%). The worst-performing sectors were Healthcare (-5.4%), Finance (-1.1%), and Property (-0.3%).

On the corporate front, Deleum Bhd has been awarded a five-year contract by Hess Exploration and Production Malaysia BV via its 90%-owned indirect subsidiary Turboservices Sdn Bhd. Its subsidiary will supply service parts, provide field service call-outs, exchange engines, equipment health, and other maintenance services for the solar gas turbines as needed, on a reimbursable cost basis. Sunway Property, the property arm of Sunway Bhd, through joint-venture subsidiary Sunway Rawang City Sdn Bhd, has entered into a sale and purchase agreement to acquire approximately 99.6 acres of freehold land in Kuang, Selangor, for RM65.1 million. The site is adjacent to Sunway's 245-acre industrial land, which was earmarked in August 2023 for a managed industrial park. The new acquisition will expand the scale of the planned development and is expected to raise its gross development value by at least RM700 million.

Series 1 underperformed against the benchmark return of 3.1% during the period with a return of 1.2%, mainly attributed by the fund's increased exposure in the Energy and Industrial Products and Services sector in our portfolio (Dana Makmur and Dana Maa'rof). The Malaysia Energy index (KLENG) was down by -2.3% while the Malaysia Industrial index (KLPRO) was up slightly by 0.9% during the period under review.

Reference: Hong Leong Islamic Asset Management Sdn Bhd

Market Outlook & Strategy

Outlook

Our base case remains that Malaysia faces a low risk of recession, with one policy rate cut in 2H2025. As such, while we maintain a cautiously constructive outlook, we are turning incrementally more positive. We expect US Treasuries ("UST") yields to remain volatile but on a downward trend in the near to medium term in view of the likelihood of monetary easing once hard economic data shows significant tariff impact in the coming months. On the local front, we expect BNM to cut Overnight Policy Rate ("OPR") by 25 bps in 3Q25 to support economic growth amid heightened risks from tariff uncertainties and rising geopolitical tensions.

Strategy

We will continue to favour a defensive positioning strategy but remain opportunistic. As for fixed income, we continue to overweight high credit quality corporate Sukuk over government and government guaranteed papers for yield pickup. We prefer participating in primary issuances and shall look for trading opportunities to generate returns.

Reference: Hong Leong Islamic Asset Management Sdn Bhd

Statement of Any Changes

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

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Prepared by: