

Term Investment Account - i

Retail Fund Performance Report for
Quarter Ended 30 June 2025

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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.

Fund Performance

1. Fund Size and Returns

As at June 2025, TIA-i's Retail Fund Balance was recorded at RM883 million.



Nature of Investment Account

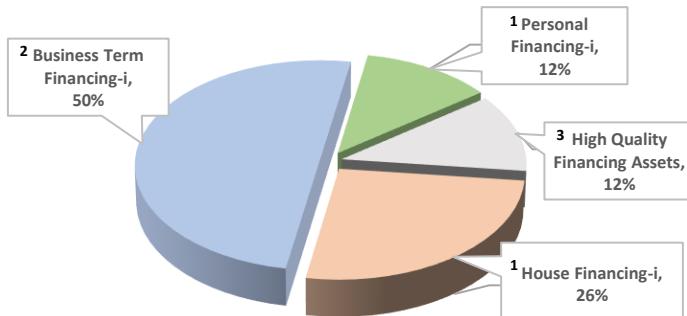
A renewable term investment type of 1, 3, 6, 9 and 12 months tenure.

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 assets¹, non-retail assets² and HQLA³ as per chart below.



Note:

¹ Retail financing assets consist of House Financing-i and Personal Financing-i.

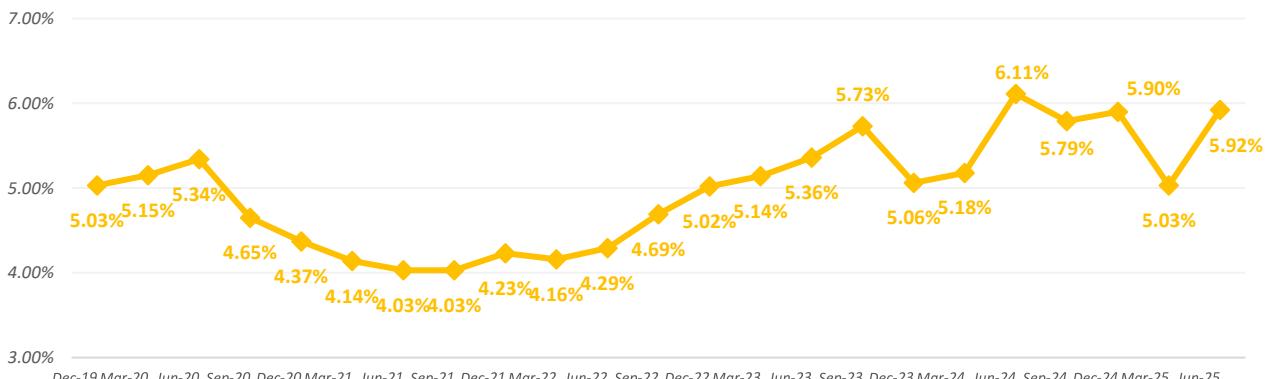
² Non-retail financing assets consist of Business Term Financing-i.

³ High Quality Liquid Assets (HQLA) are assets that can be easily and immediately converted into cash at little or no loss of value.

Term Investment Account -i

Retail Fund Performance Report for Quarter Ended 30 June 2025

Gross Fund Returns (%) before PSR



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, 9 months and 12 months tenures.

1 Month

Month ⁴	Gross Rate of Return (Gross RoR) ⁵	Rate of Return to IAH % (p.a.) ⁶			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Apr	5.45	2.45	2.45	-	-
May	5.67	2.45	2.45	-	-
Jun	5.92	2.45	2.45	-	-

6 Months

Month ⁴	Gross Rate of Return (Gross RoR) ⁵	Rate of Return to IAH % (p.a.) ⁶			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Apr	5.45	1.90	1.90	3.70	3.70
		2.10	2.10		
		2.55	2.55		
		2.60	2.60	3.75	3.75
		2.70	2.70		
		2.80	2.80		
May	5.67	1.90	1.90	3.75	3.75
		2.10	2.10		
		2.55	2.55		
		2.60	2.60	3.80	3.80
		2.70	2.70		
		2.80	2.80		
Jun	5.92	1.90	1.90	3.75	3.75
		2.10	2.10		
		2.55	2.55		
		2.60	2.60	3.80	3.80
		2.70	2.70		
		2.80	2.80		

3 Months

Month ⁴	Gross Rate of Return (Gross RoR) ⁵	Rate of Return to IAH % (p.a.) ⁶			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Apr	5.45	1.75	1.75	3.80	3.80
		2.40	2.40		
		2.45	2.45	3.70	3.70
		2.55	2.55		
		2.65	2.65	3.70	3.70
		1.75	1.75		
May	5.67	2.40	2.40	3.70	3.70
		2.45	2.45		
		2.55	2.55	3.80	3.80
		2.65	2.65		
		1.75	1.75	3.70	3.70
		2.40	2.40		
Jun	5.92	2.45	2.45	3.80	3.80
		2.55	2.55		
		2.65	2.65	3.70	3.70
		1.75	1.75		
		2.40	2.40		
		2.45	2.45		

9 Months

Month ⁴	Gross Rate of Return (Gross RoR) ⁵	Rate of Return to IAH % (p.a.) ⁶			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Apr	5.45	-	-	-	-
May	5.67	-	-	-	-
Jun	5.92	2.70	2.70	-	-

Term Investment Account -i

Retail Fund Performance Report for Quarter Ended 30 June 2025

12 Months

Month ⁴	Gross Rate of Return (Gross RoR) ⁵	Rate of Return to IAH % (p.a.) ⁶			
		Board		Promo	
		Indicative	Actual	Indicative	Actual
Apr	5.45	1.95	1.95	3.65	3.65
		2.40	2.40		
		2.60	2.60	3.70	3.70
		2.65	2.65		
		2.70	2.70	3.85	3.85
		2.75	2.75		
May	5.67	1.95	1.95	3.65	3.65
		2.40	2.40		
		2.60	2.60	3.70	3.70
		2.65	2.65		
		2.70	2.70	3.85	3.85
		2.75	2.75		
Jun	5.92	1.95	1.95	3.65	3.65
		2.40	2.40		
		2.60	2.60	3.70	3.70
		2.65	2.65		
		2.70	2.70	3.85	3.85
		2.75	2.75		

Profit & Loss Statement

Profit & Loss Statement for Quarter Ended 30 June 2025			
	RM' April 2025	RM' May 2025	RM' June 2025
Total Gross Income	3,335,413	3,819,886	4,212,704
Net Income Distributed to IAH	2,247,931	2,489,441	2,636,568
Net Income Distributed to Bank	1,087,482	1,330,445	1,576,136

Note:

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

⁴ Maturity Month.

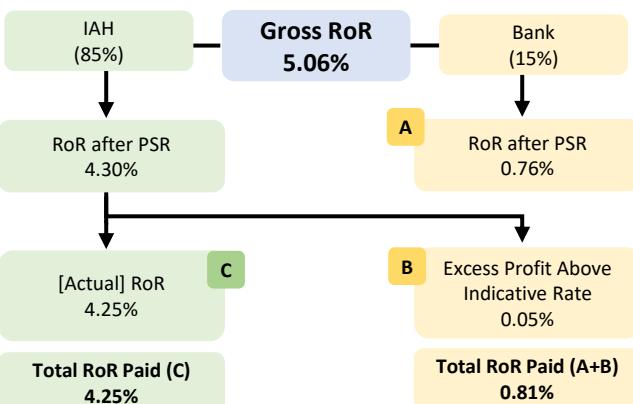
⁵ Gross RoR is the return from investment before the application of PSR.

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.

Profit Calculation Illustration

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



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 30 June 2025

Market Outlook

The latest indicators point towards continued global growth and trade, supported by domestic demand and front-loading activities. Global growth outlook would remain supported by positive labour market conditions, less restrictive monetary policy and fiscal stimulus. However, the tariff measures announced by the US and retaliations have weakened the outlook on global growth and trade. This outlook remains subject to considerable uncertainties, which include outcomes of trade negotiations and geopolitical tensions. Such uncertainties could also lead to greater volatility in the global financial markets.

For Malaysia, economic activity expanded further in the first quarter, driven by sustained domestic demand and continued export growth. Moving forward, the escalation in trade tensions and heightened global policy uncertainties will weigh on the external sector. The continued demand for electrical and electronic goods and higher tourist spending, however, will provide some cushion to exports. Overall, growth is expected to be anchored by resilient domestic demand. Employment and wage growth, particularly within domestic-oriented sectors, as well as income-related policy measures, will support household spending. The expansion in investment activity will be sustained by the progress of multi-year projects in both the private and public sectors, the continued high realisation of approved investments, as well as the ongoing implementation of catalytic initiatives under the national master plans. Overall, the balance of risks to the growth outlook is tilted to the downside, stemming mainly from a deeper economic slowdown in major trading partners, weaker sentiment amid higher uncertainties affecting spending and investments, as well as lower-than-expected commodity production. Meanwhile, favourable trade negotiation outcomes and pro-growth policies in major economies, as well as more robust tourism activity could raise Malaysia's growth prospects.

Headline and core inflation averaged 1.5% and 1.9% in the first quarter of 2025 respectively. Overall, inflation in 2025 is expected to remain manageable, amid moderate global cost conditions and the absence of excessive domestic demand pressures. Global commodity prices are expected to continue to trend lower, contributing to moderate cost conditions. In this environment, the overall impact of the announced domestic policy reforms on inflation is expected to be contained. Risks to inflation would be dependent on the extent of spillover effects of domestic policy measures, as well as external developments surrounding global commodity prices, financial markets and trade policies.

The ringgit performance will continue to be primarily driven by external factors. Malaysia's favourable economic prospects and domestic structural reforms, complemented by ongoing initiatives to encourage flows, will continue to provide enduring support to the ringgit.

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Prepared by: