

FUND PERFORMANCE REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025

SURIA ACCOUNT

Dear Valued Investment Account Holder (IAH),

We are pleased to present the following performance report for the quarter ended 30 September 2025.

1. FUND INFORMATION

This is an unrestricted investment account based on the concept of Mudarabah. Without any restrictions or conditions from IAH, the investment decision is the ultimate decision of Bank Muamalat Malaysia Berhad (BMMB).

1.1 Investment Currency

Ringgit Malaysia

1.2 Fund Inception

June 2021

1.3 Investment Objectives

To invest in a low-risk investment avenue with the privilege of taking part in the campaign for an opportunity to win prizes. This is a low-risk investment to achieve capital preservation and steady returns.

1.4 Investment Strategy

To invest in a secured and low-risk retail asset, the existing Home Financing is for the purpose of safeguarding the investment and generating a stable return for IAHs.

1.5 Profit Distribution Frequency

Profit will be distributed on a monthly basis, with daily calculation. The profit is based on the performance of Home Financing Portfolio.

1.6 Valuation

To be performed on a monthly basis for the determination of returns to IAH based on the valuation of the portfolio assets of the Fund in accordance with Malaysian Financial Reporting Standards (MFRS).

1.7 Investor's Criteria

- ◆ Individuals (Residents and Non-Residents)
- ◆ Investors who prefer low-risk investment
- ◆ Investors who are looking for Shariah-compliant investment.
- ◆ Investors who prefer short- or medium-term investment.

Note: Investors are advised to really consider all risk factors before making any investment decision.

1.8 Statement of Changes

There are no changes to the investment objectives, strategies, restrictions, or limitations during the quarter period.

1.9 Other Information

For fees, charges and other details on the product, please refer to www.muamalat.com.my.

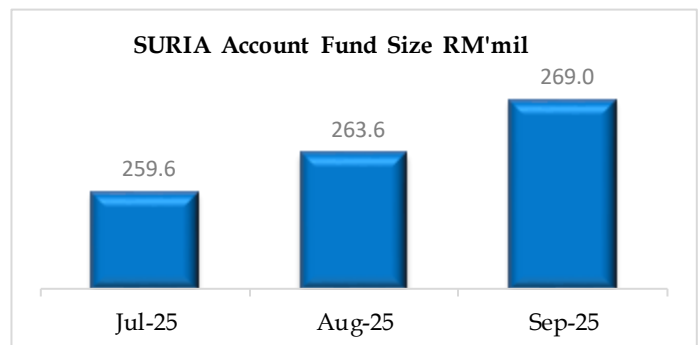
2. RISK STATEMENT

The Board of Directors of BMMB has the overall oversight on the management of risks related to its business strategy and operations by approving risk management policies and procedures, methodologies including risk appetite and risk tolerance limits that align with BMMB's strategic business objectives and stakeholders' expectations. BMMB shall ensure the oversight of various types of risks are consistent and effective through the development and establishment of a comprehensive risk management framework, policies, processes and infrastructure.

3. FUND PERFORMANCE

3.1 Fund Size and Growth

As of September 2025, SURIA account fund balance was recorded at RM269.0 mil.



3.2 Asset Allocation

The fund is invested in Home Financing-i.

FUND PERFORMANCE REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025

SURIA ACCOUNT

3.3 Rate of Return

Based on the performance of the underlying asset, the rate of return to customers recorded an average of 0.09% p.a. for 3Q of 2025 (July 2025 to September 2025). BMMB foresees the asset performance to remain stable during the 4Q of 2025 (October 2025 to December 2025). Albeit its net impaired overall financing ratio recorded a marginal increase ratio of 0.80% as at September 2025 (December 2024: 0.74%).

Period	July 2025	August 2025	September 2025
Rate of Return for IAH	0.09% p.a.	0.09% p.a.	0.09% p.a.
Profit Sharing Ratio (PSR) (IAH: BMMB)	2:98	2:98	2:98

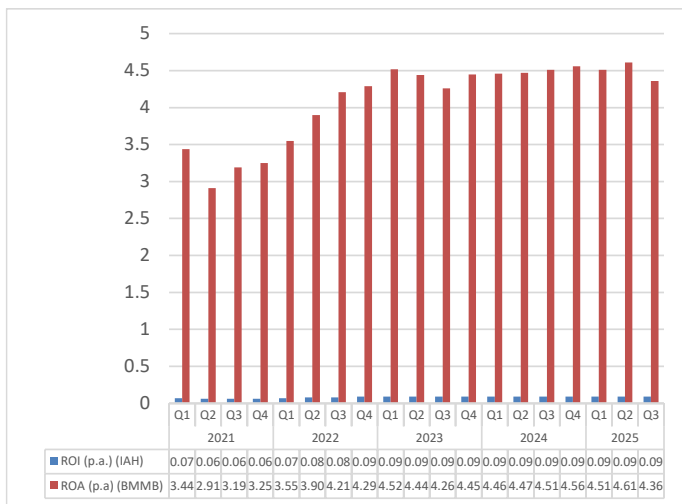
Notes:

1. The fund rate of return represents the net rate of return to the IAH and is computed based on the following formula:

$$\text{Rate of Return} = (\text{Total Income} - \text{Impairment Allowances}) * \text{PSR}$$

2. Past performance is not reflective of future performance.
Effective from the 16th of the month to the 15th of the following month

3.4 Historical Rate of Return

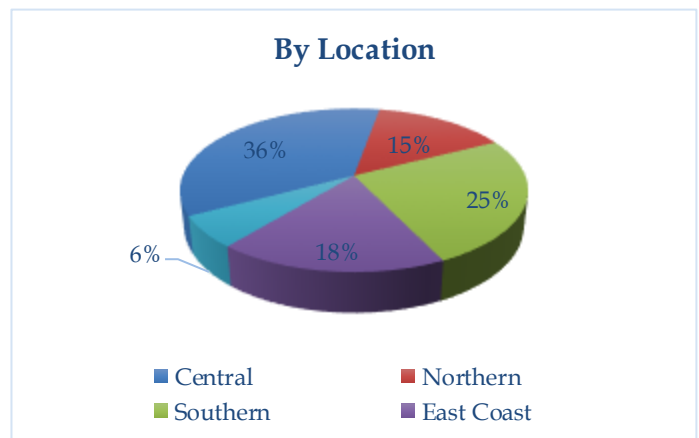


Note: The rates above are the average annual rate of return on a quarterly basis in percentage (%).

3.5 Income Statement

Profit & Loss Statement for the Quarter ended 30 September 2025			
	July 2025 RM'000	August 2025 RM'000	September 2025 RM'000
Profit from financing	918	914	892
Direct expenses	0.00	0.00	0.00
Allowance for impairment on financing	11	3	(33)
Total profit	929	918	858
Return on Asset (p.a.)	4.52%	4.37%	4.19%
Return on Investment (p.a.)	0.09%	0.09%	0.09%

3.6 Home financing Portfolio by Geographical Location

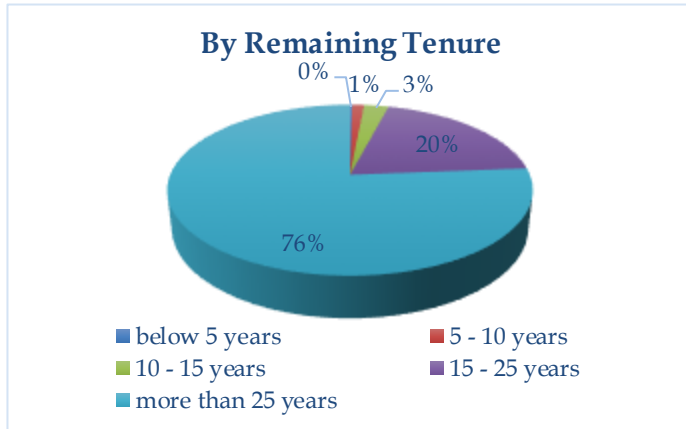


A total of 36% from the total house financing portfolio originates from the central region. This reflects the concentration of the house financing portfolio to developed areas such as the Klang Valley.

FUND PERFORMANCE REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025

SURIA ACCOUNT

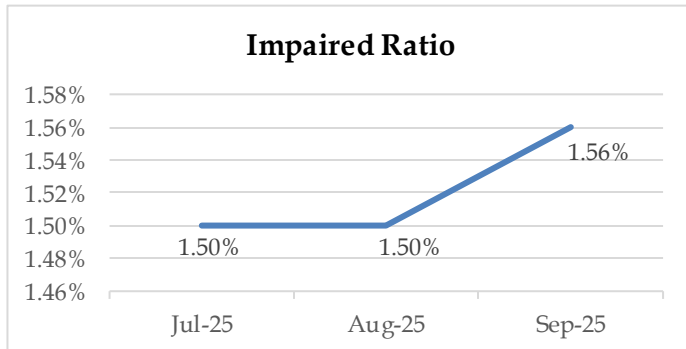
3.7 Home Financing Portfolio by Remaining Maturity



76% of total house financing portfolio with remaining tenure more than 25 years.

Note: Maximum tenure allowed for home financing is 35 years

3.8 Asset Quality of Home Financing Portfolio



House Financing impaired ratio is deteriorated at 1.56% for September 2025 (1.17%, December 2024). It is above industry's house financing impaired ratio of 1.12% as at August 2025. Nevertheless 49.13% of impaired accounts are under SJKP scheme which is guaranteed by Government.

4 ECONOMIC REVIEW

Malaysia's economy grew by 5.2% year-on-year in 3Q2025, compared to 4.4% in the previous quarter, and above consensus forecast of 4.2%. On a quarter-on-quarter seasonally adjusted basis, GDP expanded by 5.5%, following a 1.0% increase in 2Q. Growth during the quarter was supported by improvements across most sectors, led by services, manufacturing, construction, and mining.

The services sector (+5.1%) continued to expand, underpinned by wholesale & retail trade, transportation & storage, and food, beverages and accommodation activities. Construction (+11.2%) maintained double-digit growth, driven by infrastructure projects, commercial and industrial buildings, and supporting construction activities such as mechanical and electrical works. Manufacturing (+4.0%) recorded slightly higher growth compared to the previous quarter, supported by electrical & electronic products, food processing, and metals-related industries. Mining and quarrying expanded by 10.9% in 3Q, reversing the previous quarter's decline. The improvement was supported by stronger natural gas and crude oil production, in part reflecting the normalisation of operations following earlier maintenance activity. Meanwhile, agriculture (+0.4%) moderated, with livestock and fisheries offsetting lower palm oil and rubber production.

The 3Q outcome reflects a more broad-based performance compared to earlier quarters. September trade data showed a 12.2% year-on-year increase in exports, reflecting firmer external demand. Going forward, domestic demand is expected to remain supportive, while external conditions continue to present risks from tariffs, global demand trends, and commodity price movements. For 2025 as a whole, GDP growth is projected to be closer to 4.5%, comfortably within the official forecast. The outlook for 2026 will depend on the extent of external headwinds, particularly the impact of tariffs and supply-chain adjustments. BNM is expected to maintain an accommodative stance in the near term, with policy flexibility if conditions require.

FUND PERFORMANCE REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025

SURIA ACCOUNT

5 PROPERTY MARKET REVIEW

Total property transactions improved in the second quarter, rising 4.0% y-o-y to 98,493 units from 6.2% contraction in the preceding quarter. The bulk of the increase stemmed from residential properties (62% of total property transaction), which rebounded by 3.2% after a 5.6% decline in the preceding quarter. Likewise, total financing applied for residential properties surged 9.1% y-o-y in August, up from 1.2% in the previous month. Correspondingly, total approved financing expanded 4.1% y-o-y after four straight months of contraction. This indicates that housing demand remains intact despite persistent economic uncertainties following the US tariff shock since April 2025.

Meanwhile, house prices continued to climb at a modest pace, with the House Price Index (HPI) rising 0.7% y-o-y in 2Q2025 after a 3.5% increase in 1Q2025, suggesting property market imbalances remain contained. Nonetheless, cautious sentiment is gradually emerging, as completed but unsold units rose to 26,911 in 2Q2025 from 23,515 in the previous quarter. The increase was broad-based, led by properties priced above RM1 million, followed by those below RM500,000 and between RM500,001 to RM1 million.

Even so, the macroeconomic backdrop remains generally supportive of the housing sector, albeit guarded. The labour market continues to exhibit full employment, with the unemployment rate holding steady at 3.0% for five consecutive months as of August. Combined with proactive government measures—such as cash transfers and targeted subsidies—this has bolstered financing payment capacity, reflected in the decline of the residential impaired financing ratio to 1.12% in August from 1.17% in January. Furthermore, Budget 2026, announced on 10 October 2025, introduced initiatives to enhance homeownership, including RM20 billion in credit guarantee facilities via Syarikat Jaminan Kredit Perumahan (SJKP) to support 80,000 first-time buyers.

Overall, the residential property market is expected to stay resilient, with the 25-basis-point OPR cut in July likely to spur buying interest among both first-time purchasers and upgraders.