

FUND PERFORMANCE REPORT FOR THE QUARTER ENDED 31 DECEMBER 2025

SURIA ACCOUNT

Dear Valued Investment Account Holder (IAH),

We are pleased to present the following performance report for the quarter ended 31 December 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.

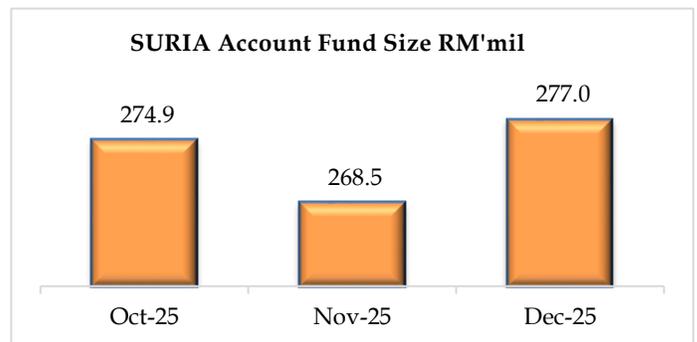
2. RISK STATEMENT

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 December 2025, SURIA account fund balance was recorded at RM277.0 million.



3.2 Asset Allocation

The fund is invested in Home Financing-i.

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3.3 Rate of Return

Based on the performance of the underlying asset, the rate of return to customers recorded an average of 0.08%p.a. for 4Q of 2025 (October 2025 to December 2025). BMMB foresees the asset performance to remain stable during the 1Q of 2026 (January 2026 to March 2026). Albeit its net impaired overall financing ratio recorded a marginal increase ratio of 0.97% as at December 2025 (December 2024: 0.74%).

Period	October 2025	November 2025	December 2025
Rate of Return for IAH	0.08% p.a.	0.08% p.a.	0.08% p.a.
Profit Sharing Ratio (PSR) (IAH: BMMB)	2:98	2:98	2:98

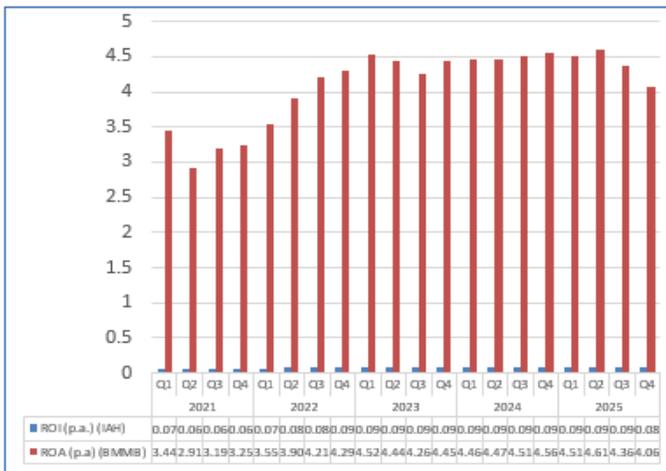
Notes:

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

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

- 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 (%).

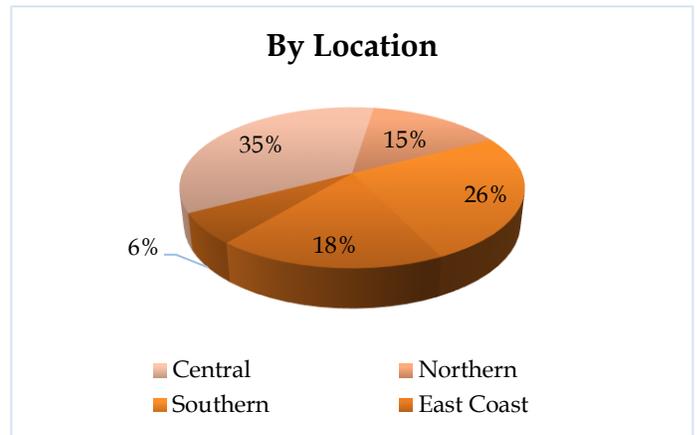
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3.5 Income Statement

Profit & Loss Statement for the Quarter ended 31 December 2025

	October 2025 RM'000	November 2025 RM'000	December 2025 RM'000
Profit from financing	943	910	953
Direct expenses	0.00	0.00	0.00
Allowance for impairment on financing	(91)	(41)	(18)
Total profit	853	868	936
Return on Asset (p.a.)	3.87%	4.09%	4.21%
Return on Investment (p.a.)	0.08%	0.08%	0.08%

3.6 Home financing Portfolio by Geographical Location

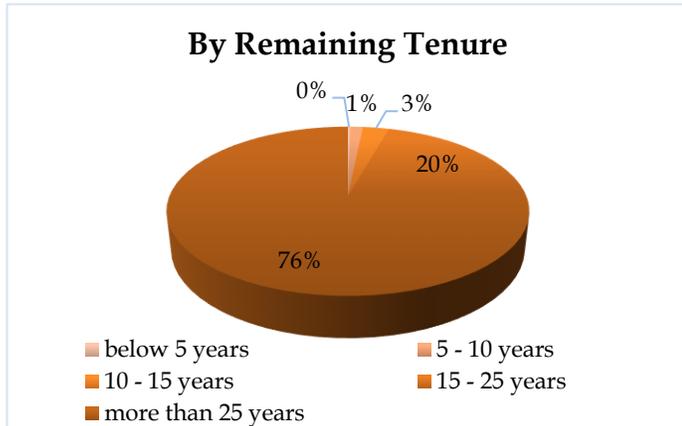


A total of 35% from the total house financing portfolio originates from the central region. This reflects the concentration of the house financing portfolio to developed areas such as the Klang Valley.

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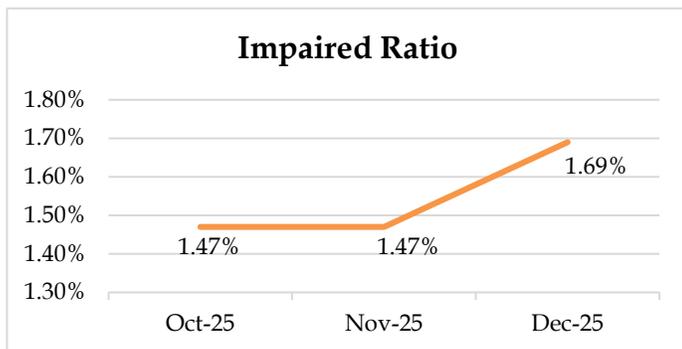
3.7 Home Financing Portfolio by Remaining Maturity



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 1.69% for December 2025 (1.17%, December 2024). It is above industry's house financing impaired ratio of 1.13% as at November 2025. Nevertheless 52.48% of impaired accounts are under SJKP scheme which is guaranteed by Government.

4 ECONOMIC REVIEW

Malaysia's economic growth accelerated to 5.7% year-on-year in the fourth quarter of 2025, delivering a stronger-than-expected year-end outcome and exceeding market expectations. The pickup from 5.2% in the previous quarter reflects broad-based sectoral support. On a quarter-on-quarter seasonally adjusted basis, growth moderated to 3.0% following an exceptionally strong third quarter, indicating that momentum remained intact even as the pace of expansion normalized toward year-end.

The services sector expanded by 5.4% year-on-year, underpinned by wholesale and retail trade, transport and storage, and accommodation-related segments—consistent with resilient domestic demand and sustained tourism activity. Manufacturing growth accelerated to 6.0%, driven by firmer output in electrical and electronic products alongside food processing and metal-related industries, pointing to improving momentum across export-oriented and process industries. Construction continued to register a double-digit growth of 11.9%, supported by non-residential and specialized works and signaling continued execution of investment projects. Agriculture rebounded strongly, expanding by 5.1%, reflecting improved oil palm output and steadier livestock activity, providing a cyclical lift to headline growth after earlier softness. These gains more than offset a moderation in mining output, where growth slowed to 1.1% amid softer crude and natural gas production toward year-end.

Looking ahead, growth is expected to moderate in 2026 following a stronger-than-anticipated 2025 outturn. While domestic demand remains broadly supportive—underpinned by labour-market resilience, consumption and an active investment pipeline—the external environment is likely to remain a drag. The unwinding of earlier front-loading effects and the full-year impact of higher US tariffs are expected to weigh on export performance and net trade. Taken together, the strong finish to 2025 provides a buffer entering the new year, but softer external conditions and a more challenging global backdrop point to a more measured growth trajectory ahead.

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5 PROPERTY MARKET REVIEW

Malaysia's property market continued to operate at measured levels toward the end of 2025, with activity shaped by affordability considerations, cost-of-living pressures, and a more selective demand environment. While official 4Q 2025 property market statistics have yet to be released, available high-frequency indicators up to November suggest that market conditions remained broadly stable.

From the supply side, construction activity remained broadly supportive, albeit moderating. Growth in the residential construction segment stayed in double digits at 11.6% y-o-y (3Q2025), though this marked a slowdown from 20.5% y-o-y in 1H25. The private sector continued to be the primary driver of construction activity in 3Q25, including residential projects (private sector: 10.0%; public sector: 0.5%), pointing to ongoing but more selective project execution.

Financing indicators point to improving demand dynamics in the second half of 2025, alongside continued selectivity. Residential property financing/loan applications strengthened in 2H 2025 (July–November), rising 6.0% y-o-y, compared with a modest 0.8% increase in 1H, signaling firmer buyer interest toward year-end. Financing/Loan approvals, however, remained weak, declining 6.4% in 2H after a 4.6% contraction in 1H, reflecting sustained prudence in credit screening amid affordability considerations. Importantly, financing/loan disbursements turned positive in the second half, increasing 4.2% after falling 2.1% in 1H, suggesting improved transaction completion and drawdowns toward year end. Overall, the divergence across applications, approvals, and disbursements points to a market that is gradually stabilizing, with improving execution rather than a broad-based tightening of credit conditions.

Market-based indicators further reinforce a value-driven demand profile. Online property platform insights through late-2025 indicate relatively firmer engagement in more affordable housing segments, while interest in higher-priced and non-landed units remains more subdued. This pattern is consistent with ongoing affordability constraints and supports the view of a two-speed market, shaped primarily by price thresholds rather than a broad-based deterioration in confidence.

Looking ahead, the near-term outlook for the property market remains measured. Affordability considerations and selective financing conditions are likely to continue shaping demand, while the absence of visible stress signals suggests limited downside risks. Until official transaction data provides clearer confirmation, available market indicators point to stabilization rather than a renewed upswing or a correction.