FUND PERFORMANCE REPORT FOR THE QUARTER ENDED 31 MARCH 2026

SURIA ACCOUNT

Dear Valued Investment Account Holder (IAH),

We are pleased to present the following performance report for the quarter ended 31 March 2026.

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 & Non-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.

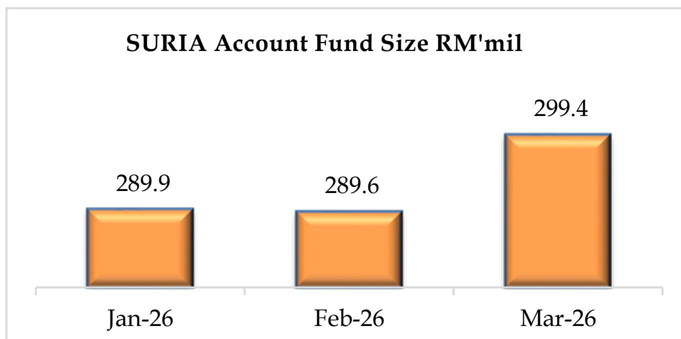
2. RISK STATEMENT

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 March 2026, SURIA account fund balance was recorded at RM299.4 million.



3.2 Asset Allocation

The fund is invested in Home Financing-i.

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 Q1 of 2026 (January 2026 to March 2026). BMMB foresees the asset performance to remain stable during the 2Q of 2026 (April 2026 to June 2026). Albeit its net impaired overall financing ratio recorded a marginal increase ratio of 1.04% as at March 2026 (December 2025: 0.97%).

Period	January 2026	February 2026	March 2026
Rate of Return for IAH	**0.10% p.a.**	**0.08% p.a.**	**0.09% p.a.**
Profit Sharing Ratio (PSR) (IAH: BMMB)	**2:98**	**2:98**	**2:98**

Notes:

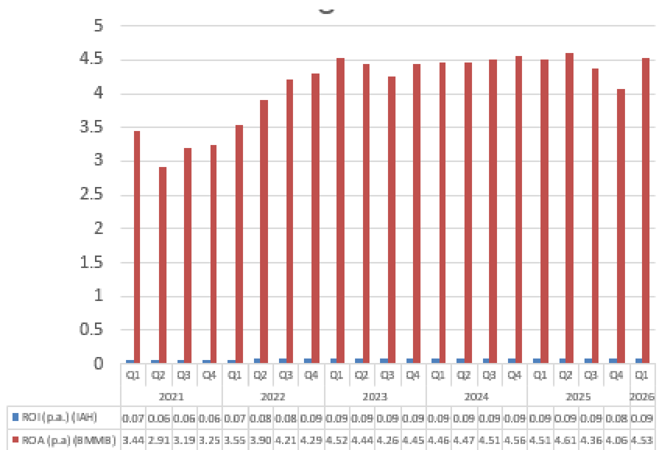
1. *The fund rate of return represents the net rate of return to the IAH and is computed based on the following formula:*

   *Rate of Return = (Total Income – Impairment Allowances) * 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



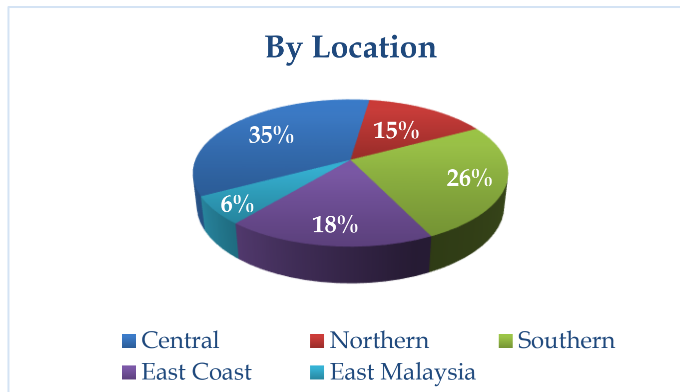
	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1
ROI (p.a.) (IAH)	0.07	0.06	0.06	0.06	0.07	0.08	0.08	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.08	0.09
ROA (p.a) (BMMB)	3.44	2.91	3.19	3.25	3.55	3.90	4.21	4.29	4.52	4.44	4.26	4.45	4.46	4.47	4.51	4.56	4.51	4.61	4.36	4.06	4.53

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

3.5 Income Statement

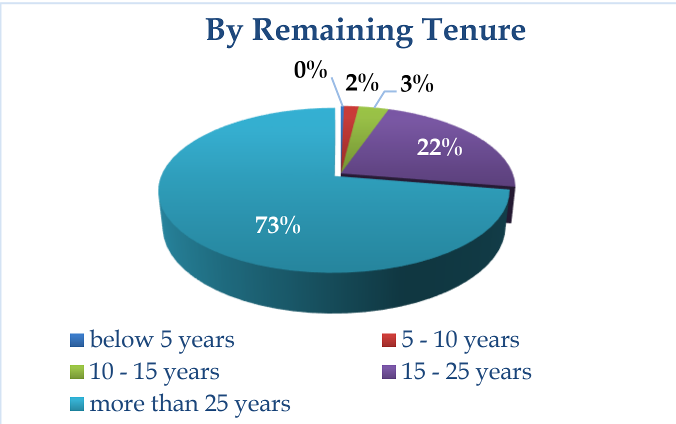
Profit & Loss Statement for the Quarter ended 31 March 2026			
	January 2026 RM'000	February 2026 RM'000	March 2026 RM'000
Profit from financing	967	910	1,051
Direct expenses	0.00	0.00	0.00
Allowance for impairment on financing	105	(18)	83
Total profit	1,071	892	1,133
Return on Asset (p.a.)	4.76%	4.21%	4.63%
Return on Investment (p.a.)	0.10%	0.08%	0.09%

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 Klang Valley

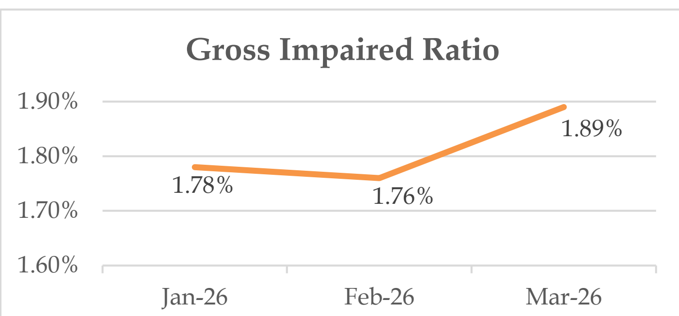
3.7 Home Financing Portfolio by Remaining Maturity



72% 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 gross impaired ratio deteriorated at 1.89% for March 2026 (1.69%, December 2025). It is above industry's house financing impaired ratio of 1.11% as at February 2026. Nevertheless 56.21% of impaired accounts are under SJKP scheme which is guaranteed by Government.

4 ECONOMIC REVIEW

Malaysia's economy expanded by 5.3% year-on-year in the first quarter of 2026, based on advance estimates by DOSM. The outturn reflects a moderation from 6.3% in the preceding quarter. On a quarter-on-quarter seasonally adjusted basis, GDP contracted by 4.4% (4Q2025: +3.3%), largely reflecting a pullback from the previous quarter's elevated base rather than a deterioration in underlying activity.

Growth was supported by services, manufacturing, construction and agriculture, while the mining sector recorded a contraction during the quarter. The services sector expanded by 5.4% year-on-year, underpinned by wholesale and retail trade, information and communication, and transportation and storage, indicating continued support from domestic-oriented activities. Manufacturing grew by 5.8%, driven by sustained output in electrical and electronic products alongside food processing and metal-related industries, suggesting that external demand conditions remain supportive. Construction growth moderated to 7.8% (4Q2025: 11.0%), with activity led by non-residential and specialized construction segments, reflecting ongoing project execution albeit from a high base. Agriculture expanded by 2.8%, supported by oil palm and livestock, while mining contracted by 1.1% due to lower crude oil and natural gas production.

Looking ahead, growth is expected to moderate in 2026 following the strong outturn in 2025. Domestic demand is likely to remain supportive, underpinned by stable labour market conditions, continued consumption and ongoing government measures, alongside sustained investment activity, particularly in infrastructure and data center-related projects. On the external front, while the technology upcycle may continue to provide some support, heightened geopolitical tensions and evolving trade conditions present downside risks to the outlook, potentially affecting trade, investment and overall confidence.

5 PROPERTY MARKET REVIEW

Malaysia's property market remained stable in 2025, with conditions supported by improvements in employment and income alongside continued policy support for homeownership. According to Bank Negara Malaysia's Financial Stability Report 2H 2025, transaction activity was broadly steady, while house price growth moderated following earlier increases. Market activity continued to be concentrated in the affordable and landed segments, reflecting prevailing affordability conditions. Overall, financial conditions remained sound, with lending standards stable and impairment levels contained.

Entering 2026, available high-frequency indicators suggest that property market conditions have remained measured, with no clear signs of a broad-based acceleration in activity. While official 1Q 2026 statistics have yet to be released, financing data for January–February points to continued caution, particularly on the supply side. Loan/Financing approvals for real estate activities averaged -31.7% y-o-y in the first two months of the year, a marked reversal from the +15.4% average recorded in 4Q 2025, indicating a pullback in development-related activity. Meanwhile, construction-related loan/financing approvals remained subdued, averaging -1.7% in January–February compared with -0.6% in 4Q 2025, suggesting that new project momentum has yet to gain traction. Overall, early-year indicators are consistent with a market that is stable but not yet strengthening, in line with prevailing affordability constraints and selective investment appetite.

Market-based indicators suggest that demand remains selective entering 2026. Recent industry commentary indicates that residential demand has held steady, with buyers becoming more discerning on location, connectivity and developer quality, while affordability continues to shape purchasing decisions. Demand remains concentrated in more accessible segments, with limited evidence of broadening into higher-priced tiers. Taken together, these signals point to a market that is value-driven and measured, without signs of a broad-based deterioration in confidence.

Looking ahead, near-term prospects for the property market are expected to remain steady but measured, with no clear catalyst for a broad-based acceleration in activity. Early-2026 financing indicators point to continued caution in both development and investment decisions, while underlying demand is likely to remain shaped by affordability considerations and selective purchasing behaviour. At the same time, stable household balance sheets and contained impairment levels suggest that downside risks remain limited. In the absence of stronger demand-side momentum or policy catalysts, market conditions are likely to continue reflecting gradual stabilisation, rather than a decisive upswing.