

SPECIAL MUDHARABAH INVESTMENT ACCOUNT-I
INVESTMENT ACCOUNT INFORMATION

Product Name	Special Mudharabah Investment Account-i (SMIA-i)
Product Classification	Unrestricted Investment Account (URIA)
Mudharib	CIMB Islamic Bank Berhad
Investment Currency	Ringgit Malaysia
Fund Inception	15 July 2015

INVESTMENT OBJECTIVES

Aims to provide the following to the Investors:

- To enjoy savings on Flexi Home Financing-i and Flexi Business Premises Financing-i profit charged.
- To enjoy returns on the Investment Account.

INVESTMENT ASSET ALLOCATION

The fund is invested in the Flexi-i Financing assets namely CIMB Islamic's Flexi Home Financing-i and Flexi Business Premises Financing-i.

OTHER INFORMATION

Details of SMIA-i fees and charges can be obtained via www.cimb.com.my

SUMMARY

Special Mudharabah Investment Account-i (SMIA-i) was launched on 15 July 2015. The development of SMIA-i Investment Account is to comply with the Islamic Financial Services Act 2013 (IFSA 2013) provision where the deposit account under the Mudharabah concept should be guided under the Investment Account Policy by BNM.

Although SMIA-i operates under the Investment Account Policy, it will still be managed and invested in the low risk investment assets namely Flexi Home Financing-i and Flexi Business Premises Financing-i. These portfolio of assets are backed by various types of properties such as: -

- Flexi Home Financing-i Assets: Residential Houses (completed or under construction – Condominium, Apartment, Bungalow, Double Storey and Single Storey Houses, Semi-detached, etc).
- Flexi Business Premises Financing-i Assets: Business Premises (completed or under construction – Shop houses, Warehouses, Factories, etc).

PROSPECT AND OUTLOOK

The Bank expects a meaningful recovery for the full year 2021 although remains cautious in view of potential economic disruptions from resurgence of the Covid-19 pandemic. Against this backdrop, the Bank will continue to manage asset quality through enhanced credit risk management across segments and geographies and remains committed to support its impacted customers.

Execution of the Forward23+ Strategic Plan initiatives continues to be a key focus including RAROC optimisation, CASA accumulation and other operating income growth, while prudently managing costs. The Bank will maintain its focus in rolling out its digital strategies particularly in the areas of operational digitalisation, payments, sales enablement and acquisition, whilst continuing to spearhead the sustainability agenda. Financing growth will likely be gradual in line with the Bank's cautious stance, while capital market activity is expected to improve in tandem with the economic recovery.

Accordingly, with the anticipated lower provisions and the consequent impact of the initiatives undertaken, the Bank expects better financial performance in 2021.

ANALYSIS OF FUND PERFORMANCE AND ASSETS VALUATION

As at June 2021, SMIA-i fund average balance was recorded at RM856 million. The return of this investment account is tied to the performance of the allocated assets namely CIMB Islamic's Flexi Home Financing-i and Flexi Business Premises Financing-i.

For Q2 2021 position, the rate of return to customers recorded an average of 0.13% per annum.

Details of Q2 2021 rate of return to customers are as follow:

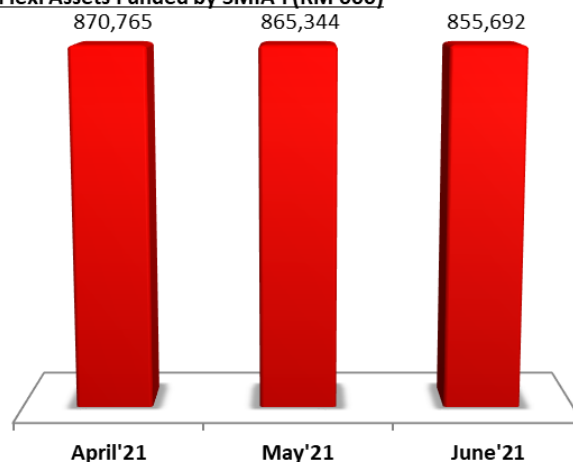
Month	Rate of Returns (ROR) for Customers (After PSR)
Apr-21	0.13% per annum
May-21	0.13% per annum
Jun-21	0.12% per annum

*Profit Sharing Ratio (PSR) 5:95 (5% Customer: 95% Bank)

Average Distributable ROR to Investment Account Holder 0.13% p.a.

Note:

- Apart from the above returns, customers also enjoy savings on Flexi Home Financing-i and Flexi Business Premises Financing-i profit charged.
- Profit will be paid monthly at the end of each month.
- The distribution of rate of return will be based on the agreed PSR*.
- Past performance is not reflective of future performance.

Flexi Assets Funded by SMIA-i (RM'000)


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