



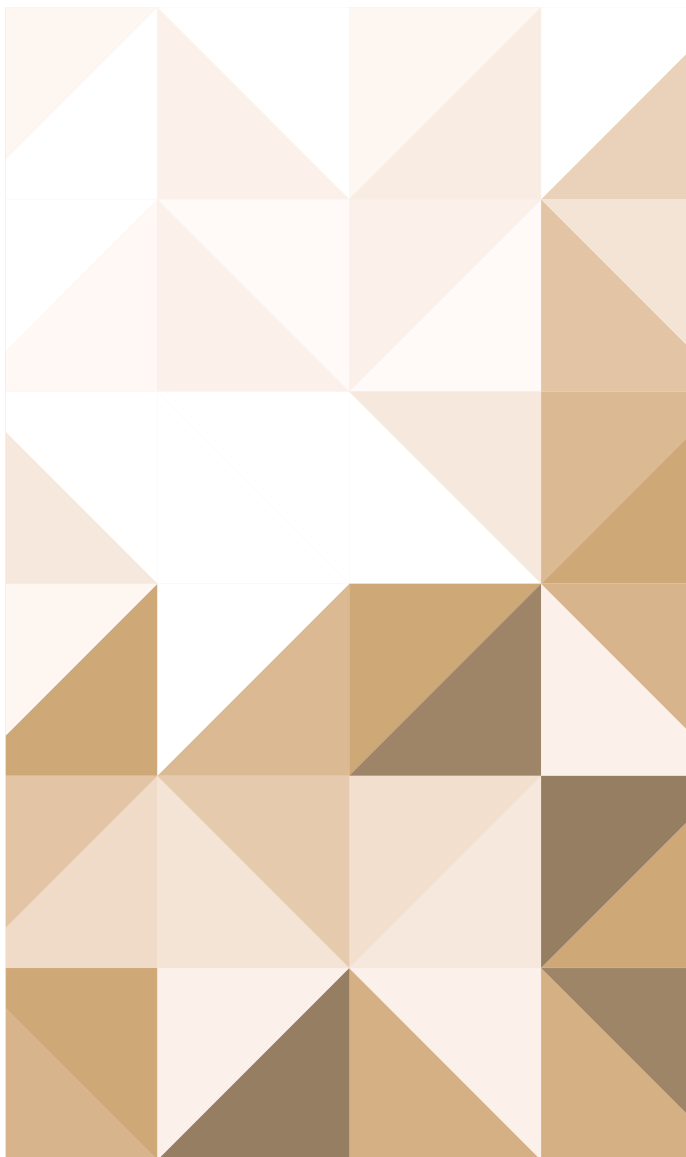
Hong Leong PRS Moderate Fund

Semi-Annual Report

Financial Period Ended 31 January 2026

2025/2026

Unaudited



HONG LEONG PRS MODERATE FUND

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PRS Provider's Review and Report

I. FUND INFORMATION

Fund Name

Hong Leong PRS Moderate Fund ("HLPRSMF" or "the Fund")

Fund Category

Core (Moderate)

Fund Type

Not Applicable

Investment Objective

The Fund aims to seek capital growth over the long-term while seeking income returns.

Duration of the Fund and its termination date, where applicable

Not Applicable

Benchmark

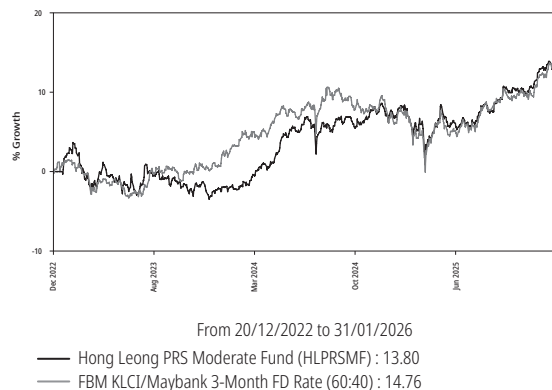
A composite of FTSE Bursa Malaysia (FBM) KLCI (60%) and Malayan Banking Berhad (Maybank) 3 months Fixed Deposit (FD) Rate (40%).

Distribution Policy

Incidental. Distribution, if any, will be automatically reinvested into the Fund.

II. FUND PERFORMANCE

Chart 1: Performance of the Fund versus the benchmark since launch



Source: Lipper, in Malaysian Ringgit terms, ex-distribution, NAV Per Unit-to-NAV Per Unit basis with gross income (if any) from HLPRSMF reinvested.

Past performance is not necessarily indicative of future performance and unit prices and investment returns may go down, as well as up.

Performance Review

This Semi-Annual Report covers the six-month financial period from 1 August 2025 to 31 January 2026.

The Fund posted a return of 7.52% (based on NAV Per Unit-to-NAV Per Unit basis with gross income (if any) from the Fund reinvested) in the past six months while its benchmark the FBM KLCI/Maybank 3-Month FD Rate (60:40) registered a return of 9.26%.

Since launch, the Fund has registered a return of 13.80% compared to the benchmark's return of 14.76%.

Table 1: Performance of the Fund for the following periods as at 31 January 2026 (Source: Lipper)

	3 Months	6 Months	1 Year	3 Years	Since Launch
HLPFSMF Return (%)	3.29	7.52	6.32	11.26	13.80
Benchmark (%)	5.07	9.26	8.05	13.77	14.76

Table 2: Return of the Fund based on NAV Per Unit-to-NAV Per Unit basis for the period 31 July 2025 to 31 January 2026 (Source: Lipper)

	31-Jan-26	31-Jul-25	Return (%)
NAV Per Unit	RM0.5690	RM0.5292	7.52
Benchmark	236.38	216.35	9.26
vs Benchmark (%)	-	-	-1.74

Table 3: Financial Highlights

The Net Asset Value attributable to members is represented by:

	31-Jan-26 (RM)	31-Jul-25 (RM)	Change (%)
Members' Capital	1,013,154	565,440	79.18
Retained Earnings	61,383	9,041	578.94
Net Asset Value	1,074,537	574,481	87.04
Units in Circulation	1,888,514	1,085,616	73.96

Table 4: The Highest and Lowest NAV Per Unit, Total Return of the Fund and the breakdown into Capital Growth and Income Distribution for the financial periods ended 31 January/31 July and financial years ended 31 July

	Financial Period Jan 2026	Financial Year 2025	Financial Year 2024	Financial Period Jul 2023*
Highest NAV Per Unit (RM)	0.5757	0.5430	0.5346	0.5183
Lowest NAV Per Unit (RM)	0.5317	0.5042	0.4826	0.4853
Capital Growth (%)	7.52	0.04	6.05	-0.24
Income Distribution (%)	-	-	-	-
Total Return (%)	7.52	0.04	6.05	-0.24

* The figure shown is for the period since Fund launch (20 December 2022 to 31 July 2023).

Source: Lipper, in Malaysian Ringgit terms, ex-distribution, NAV Per Unit-to-NAV Per Unit basis with gross income (if any) from HLPFSMF reinvested.

Table 5: Average Total Return of the Fund for the financial period ended 31 January 2026

	1 Year	3 Year
Average Total Return (%)	6.32	3.75

Source: Lipper, in Malaysian Ringgit terms, ex-distribution, NAV Per Unit-to-NAV Per Unit basis with gross income (if any) from HLPFSAPF reinvested.

Table 6: Annual Total Return of the Fund for the financial period and years ended 31 July

Financial Year/Period	2025	2024	2023
Annual Total Return (%)	0.04	6.05	-0.24*

* The figure shown is for the period since Fund launch (20 December 2022 to 31 July 2023).

Source: Lipper, in Malaysian Ringgit terms, ex-distribution, NAV Per Unit-to-NAV Per Unit basis with gross income (if any) from HLPFSMF reinvested.

III. INVESTMENT PORTFOLIO

Chart 2: Asset Allocation – August 2025 to January 2026

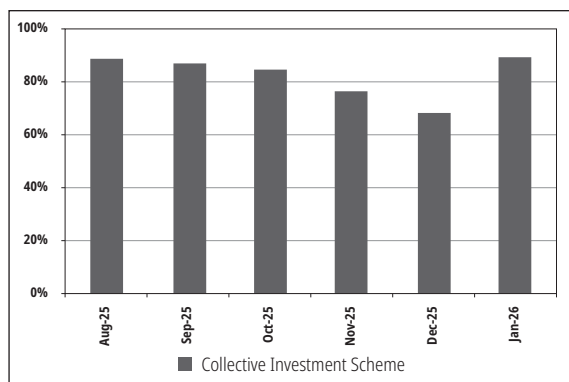
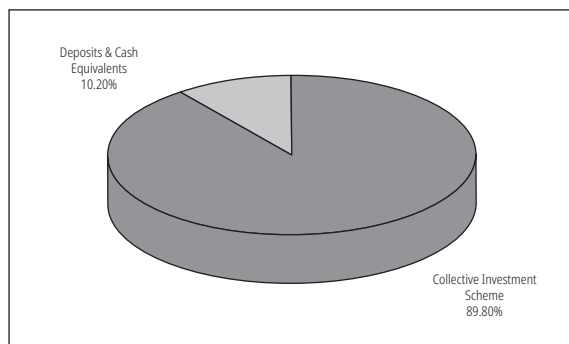


Chart 3: Sector Allocation as at 31 January 2026



Strategies employed by the Fund during the period under review

During the financial period under review, the Fund invested at least 70% of the Fund's Net Asset Value (NAV) in balanced Collective Investment Scheme (CIS), and up to 30% of the Fund's NAV in fixed income and/or money market CIS.

An explanation on the differences in portfolio composition

During the financial period under review, the Fund invested 89.80% (previous period: 83.37%) in Hong Leong Balanced Fund and the balance of 10.20% (previous period: 16.63%) was invested in money market and cash deposits and equivalents.

Operational review of the Fund

For the financial period under review, there were no significant changes in the state of affairs of the Fund or circumstances that would materially affect the interest of members up to the date of this PRS Provider's report.

IV. MARKET REVIEW

Equities

During the financial period under review, the MSCI AC Asia Pacific ex Japan Index rose 19.2%. The best performing markets were Korea and Taiwan while the biggest laggards were Philippines and India. In the local market, the FBM KLCI rose 15.04%. The broader market underperformed with the FBM EMAS Index increasing 11.8% while small caps increased the least with the FBM Small Cap Index increasing 1.8%.

The third quarter of 2025 saw markets continuing its rally, building upon the various tariff trade deals announced in August. Stocks which are seen as beneficiaries to the Artificial Intelligence (AI) Capital Expenditure (CapEx) cycle and China's 'anti-involution' themes rallied strongly. Narrative in the market shifted from tariff headwinds to United States (US) Federal Reserve (Fed) rate cuts which is largely interpreted to be supportive of growth and higher valuations.

The last quarter of 2025 saw high volatility in AI stocks globally. While on one hand company guidance and future CapEx spend was strong, high valuations were also a concern. Overall, despite the volatile quarter, AI stocks still closed the quarter higher. There was increasing concern on the US Fed Independence, resulting in precious metals such as gold and silver to outperform.

Back in Malaysia, the tariff rate with the US was revised from 25% to 19%, in line with other regional peers. This sparked a broad-based rally, recovering much of the declines seen in the early part of 2025. Bank Negara Malaysia (BNM) also cut the Overnight Policy Rate (OPR) by 25 basis points (bps) to 2.75% during the third quarter of 2025, in line with other central banks globally. While the market exhibited more risk on behaviour during the financial period under review, concern still lingers regarding the impending semiconductor tariffs expected to be announced by the US.

The Malaysian Ringgit (MYR) was the centre of attention in the final quarter of 2025. The MYR closed the year 10.3% higher against the US Dollar (USD). The domestic market so rotation with export related stocks declining while banks and consumer stocks did well. An impending large health care Initial Public Offering (IPO) also resulted in some optimism in the health care sector.

Fixed Income

During the financial period under review, the domestic bond market initially mirrored global bullishness before decoupling to follow a trajectory defined by local fundamentals. At the start of the financial period, Malaysian Government Securities (MGS) yields were suppressed by bullish sentiment following BNM pre-emptive 25-basis-point OPR cut in July 2025. However, the market subsequently faced headwinds from a heavy corporate bond pipeline and a softening demand for long-end bonds on profit taking activities. This domestic shift occurred against the backdrop of a volatile US Treasury (UST) market, which saw an initial August rally driven by weak labour data and easing hopes, but reversed as persistent economic resilience and inflation forced investors to price in a slower easing cycle for 2026.

The resilience of the Malaysian economy further pressured yields upward, with Gross Domestic Product (GDP) growth accelerating from 5.4% in 3Q 2025 to a robust 6.3% in 4Q 2025. This momentum, combined with a slight uptick in Consumer Price Index (CPI), led market participants to turn more defensive. Simultaneously, external volatility intensified as the 10Y UST yield surged to 4.24% by late January 2026, fuelled by non-economic factors including a Department of Justice (DOJ) investigation into the Fed and aggressive trade rhetoric. Following price corrections in September and October, the MGS market demonstrated more stability, aided by potential reduction in government bond supply for 2026 and a strengthening MYR. However, the convergence of spiking Japanese bond yields and US political noise ultimately pushed MGS yields higher across the curve by end-January in a bear-steepening fashion.

V. FUTURE PROSPECTS AND PROPOSED STRATEGIES

Equities

Malaysia enters 2026 with GDP expected to be stable at the high 4% level, inflation relatively benign, and on the back some strengthening in the MYR. This allows for a constructive backdrop for equity returns, and room for potential policy stimulus if required. The firmer MYR could potentially result in a normalization of flows into Malaysia, with banks and liquid large cap stocks offering the highest beta to this. Besides that, sustained CapEx visibility from Malaysia's 6-gigawatt Data Centre (DC) pipeline underscores ongoing demand for power and water infrastructure. Given the correction in small-mid cap stocks in 2025, we also see selective opportunities where valuations have become attractive.

Fixed Income

We expect positive UST performance as the rate-cut cycle continues, although returns may moderate amidst vulnerability to macroeconomic shifts and fiscal concerns, potentially driving further curve steepening.

Domestically, we expect the OPR to remain at 2.75% due to benign inflation and a resilient economy. Yields are supported by the absence of immediate rate-cut catalysts but remain capped by a slowing global growth outlook and subdued local inflation. This balanced environment suggests that the domestic bond market will likely stay range-bound.

We continue to favour high credit quality corporate bonds over government and government guaranteed papers for yield pickup. We will continue to look for trading opportunities in both government and corporate bonds.

VI. SOFT COMMISSIONS

The PRS Provider may receive soft commissions from brokers/dealers in the form of goods and services such as research materials, data and quotation services incidental to investment management of the Fund and investment related publications. Such soft commissions received are utilised in the investment management of the Fund and are of demonstrable benefit to the Fund and members and there was no churning of trades.

During the financial period under review, the Fund has not received goods or services by way of soft commissions.

VII. SECURITIES LENDING OR REPURCHASE TRANSACTIONS

No securities lending or repurchase transactions have been carried out during the financial period under review.

VIII. CROSS TRADE TRANSACTIONS

No cross trade transactions have been carried out during the financial period under review.

Notes: Q = Quarter
Y = Year

STATEMENT BY THE PRS PROVIDER

I, Chue Kwok Yan, as the Director of Hong Leong Asset Management Bhd, do hereby state that, in the opinion of the PRS Provider, the accompanying unaudited condensed financial statements set out on pages 13 to 36 are drawn up in accordance with the provision of the Deeds and give a true and fair view of the financial position of the Fund as at 31 January 2026 and of its financial performance, changes in equity and cash flows for the financial period ended 31 January 2026 in accordance with the Malaysian Financial Reporting Standard 134 “Interim Financial Reporting” and International Accounting Standard 34 “Interim Financial Reporting”.

For and on behalf of the PRS Provider,
Hong Leong Asset Management Bhd
(Company No.: 199401033034 (318717-M))

CHUE KWOK YAN

Chief Executive Officer/Executive Director

Kuala Lumpur
16 March 2026

SCHEME TRUSTEE’S REPORT

TO THE MEMBERS OF HONG LEONG PRS MODERATE FUND (“Fund”)

We have acted as Scheme Trustee of the Fund for the financial period ended 31 January 2026 and we hereby confirm to the best of our knowledge, after having made all reasonable enquiries, **Hong Leong Asset Management Bhd** has operated and managed the Fund during the period covered by these financial statements in accordance with the following:

1. Limitations imposed on the investment powers of the PRS Provider under the deed, securities laws and the Guidelines on Private Retirement Schemes;
2. Valuation and pricing is carried out in accordance with the deed; and
3. Any creation and cancellation of units are carried out in accordance with the deed and any regulatory requirement.

For and on behalf of
CIMB Commerce Trustee Berhad

Tok Puan Datin Ezreen Eliza binti Zulkiplee
Chief Executive Officer

Kuala Lumpur, Malaysia
16 March 2026

CONDENSED STATEMENT OF COMPREHENSIVE INCOME *(Unaudited)*

FOR THE FINANCIAL PERIOD ENDED 31 JANUARY 2026

	Note	2026 RM	2025 RM
INVESTMENT INCOME			
Interest income from financial assets measured at amortised cost		1,630	783
Dividend income		13,251	5,826
Net gain/(loss) on financial assets at fair value through profit or loss ("FVTPL")	9	42,852	(2,158)
		<u>57,733</u>	<u>4,451</u>
EXPENDITURE			
Management fee	4	(4,655)	(1,909)
Scheme Trustee's fee	5	(149)	(61)
Private Pension Administrator's ("PPA") administration fee	6	(149)	(61)
Other expenses		(438)	(51)
		<u>(5,391)</u>	<u>(2,082)</u>
PROFIT BEFORE TAXATION		52,342	2,369
Taxation	8	-	-
PROFIT AFTER TAXATION AND TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD		<u>52,342</u>	<u>2,369</u>
Profit after taxation is made up as follows:			
Realised amount		13,548	6,143
Unrealised amount		38,794	(3,774)
		<u>52,342</u>	<u>2,369</u>

The accompanying notes to the financial statements form an integral part of these unaudited condensed financial statements.

CONDENSED STATEMENT OF FINANCIAL POSITION *(Unaudited)*

AS AT 31 JANUARY 2026

	Note	31.01.2026 RM	31.07.2025 RM
ASSETS			
Cash and cash equivalents		109,676	92,294
Amount due from the PRS Provider			
-creation of units		242	3,398
-management fee rebate		983	510
Financial assets at FVTPL	9	964,971	478,926
TOTAL ASSETS		<u>1,075,872</u>	<u>575,128</u>
LIABILITIES			
Amount due to the PRS Provider			
-management fee		1,227	607
Amount due to the Scheme Trustee		70	20
Amount due to the PPA		38	20
TOTAL LIABILITIES		<u>1,335</u>	<u>647</u>
NET ASSET VALUE OF THE FUND		<u>1,074,537</u>	<u>574,481</u>
EQUITY			
Members' capital		1,013,154	565,440
Retained earnings		61,383	9,041
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u>1,074,537</u>	<u>574,481</u>
UNITS IN CIRCULATION (UNITS)	10	<u>1,888,514</u>	<u>1,085,616</u>
NET ASSET VALUE PER UNIT (RM)		<u>0.5690</u>	<u>0.5292</u>

The accompanying notes to the financial statements form an integral part of these unaudited condensed financial statements.

CONDENSED STATEMENT OF CHANGES IN EQUITY (Unaudited)

FOR THE FINANCIAL PERIOD ENDED 31 JANUARY 2026

	Members' capital RM	Retained earnings RM	Total RM
Balance as at 1 August 2025	565,440	9,041	574,481
Movement in net asset value:			
Creation of units from applications	447,714	-	447,714
Total comprehensive income for the financial period	-	52,342	52,342
Balance as at 31 January 2026	<u>1,013,154</u>	<u>61,383</u>	<u>1,074,537</u>
Balance as at 1 August 2024	182,440	12,370	194,810
Movement in net asset value:			
Creation of units from applications	320,771	-	320,771
Total comprehensive income for the financial period	-	2,369	2,369
Balance as at 31 January 2025	<u>503,211</u>	<u>14,739</u>	<u>517,950</u>

The accompanying notes to the financial statements form an integral part of these unaudited condensed financial statements.

CONDENSED STATEMENT OF CASH FLOWS (Unaudited)

FOR THE FINANCIAL PERIOD ENDED 31 JANUARY 2026

	2026 RM	2025 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Purchase of financial assets at FVTPL	(434,000)	(285,530)
Interest income received from financial assets measured at amortised cost	1,630	783
Management fee paid	(4,035)	(1,563)
Management fee rebate received	3,585	1,302
Scheme Trustee's fee paid	(99)	(50)
PPAs administration fee paid	(131)	(81)
Payment for other fees and expenses	(438)	(51)
Net cash used in operating activities	<u>(433,488)</u>	<u>(285,190)</u>
CASH FLOWS FROM FINANCING ACTIVITY		
Proceeds from creation of units	450,870	320,771
Net cash generated from financing activity	<u>450,870</u>	<u>320,771</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	17,382	35,581
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL PERIOD	92,294	22,682
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD	<u>109,676</u>	<u>58,263</u>

The accompanying notes to the financial statements form an integral part of these unaudited condensed financial statements.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS *(Unaudited)*

FOR THE FINANCIAL PERIOD ENDED 31 JANUARY 2026

1. THE FUND, THE PRS PROVIDER AND THEIR PRINCIPAL ACTIVITIES

Hong Leong PRS Moderate Fund (“the Fund”) was constituted pursuant to the execution of a Deed dated 24 June 2022 and First Supplemental Deed dated 16 May 2023 (collectively referred to as “the Deeds”), between Hong Leong Asset Management Bhd (“the PRS Provider”) and CIMB Commerce Trustee Berhad (“the Scheme Trustee”) for the members of the Fund.

The Fund aims to seek capital growth over the long-term while seeking income returns.

The Fund seeks to achieve its investment objective by investing in a basket of collective investment schemes that have similar investment objective to the Fund’s investment objective of capital growth over the long-term while seeking income returns. Investments in collective investment schemes will be confined to those managed by the PRS Provider. The Fund will invest a minimum of 70% of its net asset value into balanced collective investment schemes and up to 30% of its net asset value into fixed income and/or money market collective investment schemes. The PRS Provider will actively monitor the Fund’s investments in selected collective investment schemes to ensure optimal returns while adhering to the Fund’s pre-determined asset allocation. The PRS Provider has the flexibility to rebalance the asset allocation should it deem necessary based on the prevailing market conditions. The Fund commenced operations on 20 December 2022 and will continue its operations until terminated as provided under Part 14 of the Deeds.

The PRS Provider of the Fund is Hong Leong Asset Management Bhd, a company incorporated in Malaysia. The principal activity of the PRS Provider is the management of unit trust funds, private retirement schemes and private investment mandates. Its holding company is Hong Leong Capital Berhad, a company incorporated in Malaysia and listed on the Main Market of Bursa Malaysia Securities Berhad.

2. MATERIAL ACCOUNTING POLICY INFORMATION

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements:

(a) Basis of preparation

The condensed financial statements are unaudited and have been prepared in accordance with the Malaysian Financial Reporting Standard 134 “Interim Financial Reporting” and International Accounting Standard 34 “Interim Financial Reporting”.

The condensed financial statements should be read in conjunction with the audited financial statements of the Fund for the financial year ended 31 July 2025 which have been prepared in accordance with the provisions of the Malaysian Financial Reporting Standards (“MFRS”) and International Financial Reporting Standards.

(b) Financial assets and financial liabilities

Classification

The Fund classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value through profit or loss, and
- those to be measured at amortised cost.

The Fund classifies its investments based on both the Fund's business model for managing those financial assets and the contractual cash flows characteristics of the financial assets. The portfolio of financial assets is managed and performance is evaluated on a fair value basis. The Fund is primarily focused on fair value information and uses that information to assess the assets' performance and to make decisions. The Fund has not taken the option to irrevocably designate any equity securities as fair value through other comprehensive income. The contractual cash flows of the Fund's debt securities are solely principal and interest. However, these securities are neither held for the purpose of collecting contractual cash flows nor held both for collecting contractual cash flows and for sale. The collection of contractual cash flows is only incidental to achieving the Fund's business model's objective. Consequently, all investments are measured at fair value through profit or loss.

The Fund classifies cash and cash equivalents and amount due from the PRS Provider as financial assets measured at amortised cost as these financial assets are held to collect contractual cash flows consisting of the amount outstanding.

The Fund classifies amount due to the PRS Provider, amount due to the Scheme Trustee and amount due to the PPA as financial liabilities measured at amortised cost.

Recognition and measurement

Regular purchases and sales of financial assets are recognised on the trade-date – the date on which the Fund commits to purchase or sell the asset. Investments are initially recognised at fair value.

Financial liabilities, within the scope of MFRS 9, are recognised in the statement of financial position when, and only when, the Fund becomes a party to the contractual provisions of the financial instrument.

Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Fund has transferred substantially all risks and rewards of ownership.

Financial liabilities are derecognised when it is extinguished, i.e. when the obligation specified in the contract is discharged or cancelled or expired.

Unrealised gains or losses arising from changes in the fair value of the financial assets at fair value through profit or loss are presented in the statement of comprehensive income within net gain or loss on financial assets at fair value through profit or loss in the financial period which they arise.

Dividend income from financial assets at fair value through profit or loss is recognised in the statement of comprehensive income as part of dividend income when the Fund's right to receive payments is established.

Unquoted collective investment scheme is valued at the last published net asset value per unit at the date of the statement of financial position.

Deposits with licensed financial institutions are stated at cost plus accrued interest calculated on the effective interest rate method over the period from the date of placement to the date of maturity of the respective deposits, which is a close estimate of their fair value due to the short term nature of the deposits. Financial assets at amortised cost and other financial liabilities are subsequently carried at amortised cost using the effective interest rate method.

Impairment

The Fund measures credit risk and expected credit losses using probability of default, exposure at default and loss given default. Management considers both historical analysis and forward looking information in determining any expected credit loss. Management considers the probability of default to be closed to zero as these instruments have a low risk of default and the counterparties have a strong capacity to meet their contractual obligations in the near term. As a result, no loss allowance has been recognised based on 12-month expected credit losses as any such impairment would be wholly insignificant to the Fund.

Significant increase in credit risk

A significant increase in credit risk is defined by management as any contractual payment which is more than 30 days past due.

Definition of default and credit-impaired financial assets

Any contractual payment which is more than 90 days past due is considered credit-impaired.

Write-off

The Fund writes off financial assets, in whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery. The assessment of no reasonable expectation of recovery is based on unavailability of obligor's sources of income or assets to generate sufficient future cash flows to pay the amount. The Fund may write-off financial assets that are still subject to enforcement activity. Subsequent recoveries of amounts previously written off will result in impairment gains. There are no write-offs/recoveries during the financial period.

(c) Functional and presentation currency

Items included in the financial statements of the Fund are measured using the currency of the primary economic environment in which the Fund operates (the "functional currency"). The financial statements are presented in Ringgit Malaysia ("RM"), which is the Fund's functional and presentation currency.

(d) Income recognition

Dividend income is recognised on the ex-dividend date when the Fund's right to receive payment is established.

Interest income from deposits with licensed financial institutions and auto-sweep facility bank account are recognised on the effective interest rate method on an accrual basis.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets, the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

Realised gain or loss on disposal of unquoted collective investment scheme is accounted for as the difference between the net disposal proceeds and the carrying amount of unquoted collective investment scheme, determined on a weighted average cost basis.

(e) Cash and cash equivalents

For the purpose of statement of cash flows, cash and cash equivalents comprise cash at banks and deposits held in highly liquid investments that are readily convertible to known amounts of cash with an original maturity of three months or lesser which are subject to an insignificant risk of changes in value.

(f) Taxation

Private retirement scheme approved by the Securities Commission Malaysia which is regarded as an approved scheme pursuant to the Act, the income accruing is exempted from tax under the Act.

(g) Distribution

A distribution to the Fund's members is accounted for as a deduction from realised reserve. A proposed distribution is recognised as a liability in the financial period in which it is approved by the Board of Directors of the PRS Provider.

(h) Members' capital

The members' contributions to the Fund meet the criteria to be classified as equity instruments under MFRS 132 "Financial Instruments: Presentation". Those criteria include:

- the units entitle the member to a proportionate share of the Fund's net asset value;
- the units are the most subordinated class and class features are identical;
- there is no contractual obligations to deliver cash or another financial asset other than the obligation on the Fund to repurchase the units; and
- the total expected cash flows from the units over its life are based substantially on the profit or loss and change in the net asset value of the Fund.

The outstanding units are carried at the redemption amount that is payable at the date of the statement of financial position if member exercises the right to put the unit back to the Fund.

Units are created and cancelled at prices based on the Fund's net asset value per unit at the time of creation and cancellation. The Fund's net asset value per unit is calculated by dividing the net assets attributable to members with the total number of outstanding units.

(i) Fair value of financial instruments

Financial instruments comprise financial assets and financial liabilities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The information presented herein represents the estimates of fair values as at the date of the statement of financial position.

The Fund's financial assets and financial liabilities are measured on an ongoing basis at either fair value or at amortised cost based on the respective classification.

The following table analyses the financial assets and financial liabilities of the Fund in the statement of financial position as at the reporting date:

	Financial assets at FVTPL RM	Financial assets/liabilities at amortised cost RM	Total RM
31.01.2026			
<u>Financial assets</u>			
Cash and cash equivalents	-	109,676	109,676
Amount due from the PRS Provider			
-creation of units	-	242	242
-management fee rebate	-	983	983
Financial assets at FVTPL (Note 9)	964,971	-	964,971
	<u>964,971</u>	<u>110,901</u>	<u>1,075,872</u>
<u>Financial liabilities</u>			
Amount due to the PRS Provider			
-management fee	-	1,227	1,227
Amount due to the Scheme Trustee	-	70	70
Amount due to the PPA	-	38	38
	-	<u>1,335</u>	<u>1,335</u>

	Financial assets at FVTPL RM	Financial assets/ liabilities at amortised cost RM	Total RM
31.07.2025			
<u>Financial assets</u>			
Cash and cash equivalents	-	92,294	92,294
Amount due from the PRS Provider			
-creation of units	-	3,398	3,398
-management fee rebate	-	510	510
Financial assets at FVTPL (Note 9)	478,926	-	478,926
	478,926	96,202	575,128
<u>Financial liabilities</u>			
Amount due to the PRS Provider			
-management fee	-	607	607
Amount due to the Scheme Trustee	-	20	20
Amount due to the PPA	-	20	20
	-	647	647

All liabilities are financial liabilities which are carried at amortised cost.

(j) Critical accounting estimates and judgements in applying accounting policies

The Fund makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, rarely equal the related actual results. To enhance the information content of the estimates, certain key variables that are anticipated to have material impact to the Fund's results and financial position are tested for sensitivity to changes in the underlying parameters.

Estimates and judgements are continually evaluated by the PRS Provider and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

In undertaking any of the Fund's investment, the PRS Provider will ensure that all assets of the Fund under management will be valued appropriately, that is at fair value and in compliance with the Securities Commission Malaysia's Guidelines on Private Retirement Schemes.

However, the PRS Provider is of the opinion that there are no accounting policies which require significant judgement to be exercised.

3. FAIR VALUE ESTIMATION

Financial instruments comprise financial assets and financial liabilities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The information presented herein represents the estimates of fair values as at the date of the statement of financial position.

The Fund's financial assets and financial liabilities are measured on an ongoing basis at either fair value or at amortised cost based on the respective classification.

The fair value of financial assets traded in active markets (such as trading securities) are based on quoted market prices at the close of trading on the reporting date. The Fund utilises the last traded market price for financial assets where the last traded price falls within the bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, the PRS Provider will determine the point within the bid-ask spread that is most representative of the fair value.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

The fair value of financial assets that are not traded in an active market is determined by using valuation techniques. The Fund uses a variety of methods and makes assumptions that are based on market conditions existing at each period/year end date. Valuation techniques used for non-standardised financial instruments such as options, currency swaps and other over-the-counter derivatives, include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, option pricing models and other valuation techniques commonly used by market participants making the maximum use of market inputs and relying as little as possible on entity-specific inputs.

For instruments for which there is no active market, the Fund may use internally developed models, which are usually based on valuation methods and techniques generally recognised as standard within the industry. Valuation models are used primarily to value unlisted equity, debt securities and other debt instruments for which market were or have been inactive during the financial period/year. Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions.

The output of a model is always an estimate or approximation of a value that cannot be determined with certainty, and valuation techniques employed may not fully reflect all factors relevant to the positions the Fund holds. Valuations are therefore adjusted, where appropriate, to allow for additional factors including model risk, liquidity risk and counterparty risk.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an on-going basis.

(i) Fair value hierarchy

The table below analyses financial instruments carried at fair value. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active market for identical assets or liabilities (Level 1);
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2); and
- Inputs for the asset and liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level input that is significant to the fair value measurement in its entirety. For this purpose, the significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement uses observable inputs that requires significant adjustment based on unobservable inputs, that measurement is a Level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the asset or liability.

The determination of what constitutes 'observable' requires significant judgement by the Fund. The Fund considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary and provided by independent sources that are actively involved in the relevant market.

The following table analyses within the fair value hierarchy of the Fund's financial assets (by class) measured at fair value:

	Level 1 RM	Level 2 RM	Level 3 RM	Total RM
31.01.2026				
<u>Financial assets at FVTPL:</u>				
- Unquoted collective investment scheme	-	964,971	-	964,971
31.07.2025				
<u>Financial assets at FVTPL:</u>				
- Unquoted collective investment scheme	-	478,926	-	478,926

Financial instruments that trade in markets that are not considered to be active but are valued based on quoted market prices, dealer quotations or alternative pricing sources supported by observable inputs are classified within Level 2. These include unquoted collective investment scheme. As Level 2 instruments include positions that are not traded in active markets and/or are subject to transfer restrictions, valuations may be adjusted to reflect illiquidity and/or non-transferability, which are generally based on available market information. The Fund's policies on valuation of these financial assets are stated in Note 2(b).

- (ii) The carrying values of financial assets (other than financial assets at FVTPL) and financial liabilities are a reasonable approximation of their fair values due to their short term nature.

4. MANAGEMENT FEE AND MANAGEMENT FEE REBATE

In accordance with Division 15.1 of the Deeds, the PRS Provider is entitled to a management fee of up to 3.00% per annum calculated daily based on the net asset value of the Fund.

For the financial period ended 31 January 2026, the management fee is recognised at a rate of 1.25% (2025: 1.25%) per annum.

The management fee rebate relates to the rebate received from the PRS Provider for investing in unquoted collective investment scheme. The rate of rebate was calculated on the net asset value of respective unquoted collective investment scheme on a daily basis as follow:

	2026 %	2025 %
<u>Unquoted collective investment scheme:</u>		
- Hong Leong Balanced Fund	1.25	1.25

There is no further liability to the PRS Provider in respect of management fee other than the amount recognised above.

5. SCHEME TRUSTEE'S FEE

In accordance with Division 15.2 of the Deeds, the Scheme Trustee is entitled to a fee not exceeding 2.00% (excluding foreign custodian fees and charges) per annum calculated daily based on the net asset value of the Fund.

For the financial period ended 31 January 2026, the Scheme Trustee's fee is recognised at a rate of 0.04% (2025: 0.04%) per annum.

There is no further liability to the Scheme Trustee in respect of Scheme Trustee's fee other than the amount recognised above.

6. PRIVATE PENSION ADMINISTRATOR'S ("PPA") ADMINISTRATION FEE

For the financial period ended 31 January 2026, the PPA's administration fee is recognised at a rate of 0.04% (2025: 0.04%) per annum calculated daily based on the net asset value of the Fund.

There is no further liability to the PPA in respect of PPA's administration fee other than the amount recognised above.

7. AUDITORS' REMUNERATION AND TAX AGENT'S FEE

For the financial period ended 31 January 2026 and 31 January 2025, auditors' remuneration and tax agent's fee were borne by the PRS Provider.

8. TAXATION

	2026 RM	2025 RM
Tax charge for the financial period:		
Current taxation	-	-

The numerical reconciliation between profit before taxation multiplied by the Malaysian statutory income tax rate and tax expense of the Fund is as follows:

	2026 RM	2025 RM
Profit before taxation	52,342	2,369
Taxation at Malaysian statutory rate of 24% (2025: 24%)	12,562	569
Tax effects of:		
Investment income not subject to tax	(12,882)	(680)
Expenses not deductible for tax purposes	87	41
Restriction on tax deductible expenses for PRS Fund	233	70
Taxation	-	-

9. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS ("FVTPL")

	31.01.2026 RM	31.07.2025 RM
Financial assets at FVTPL:		
Unquoted collective investment scheme	964,971	478,926
	2026 RM	2025 RM
Net gain/(loss) on financial assets at FVTPL:		
Changes in unrealised fair values	38,794	(3,774)
Management fee rebate (Note 4)	4,058	1,616
	42,852	(2,158)

Financial assets at FVTPL as at 31 January 2026 are as detailed below:

	Quantity Units	Aggregate cost RM	Fair value RM	Percentage of net asset value %
UNQUOTED COLLECTIVE INVESTMENT SCHEME				
Hong Leong Balanced Fund	2,031,946	939,329	964,971	89.80
TOTAL UNQUOTED COLLECTIVE INVESTMENT SCHEME	2,031,946	939,329	964,971	89.80
UNREALISED GAIN ON FINANCIAL ASSETS AT FVTPL		25,642		
TOTAL FAIR VALUE OF FINANCIAL ASSETS AT FVTPL		964,971		

Financial assets at FVTPL as at 31 July 2025 are as detailed below:

	Quantity Units	Aggregate cost RM	Fair value RM	Percentage of net asset value %
UNQUOTED COLLECTIVE INVESTMENT SCHEME				
Hong Leong Balanced Fund	1,076,963	492,078	478,926	83.37
TOTAL UNQUOTED COLLECTIVE INVESTMENT SCHEME	1,076,963	492,078	478,926	83.37
UNREALISED LOSS ON FINANCIAL ASSETS AT FVTPL		(13,152)		
TOTAL FAIR VALUE OF FINANCIAL ASSETS AT FVTPL		478,926		

10. UNITS IN CIRCULATION

	01.08.2025 to 31.01.2026 No. of units	01.08.2024 to 31.07.2025 No. of units
At the beginning of the financial period/year	1,085,616	368,232
Add: Creation of units during the financial period/year		
- Arising from applications	802,898	723,241
Less: Cancellation of units during the financial period/year	-	(5,857)
At the end of the financial period/year	<u>1,888,514</u>	<u>1,085,616</u>

11. TOTAL EXPENSE RATIO ("TER")

	2026 %	2025 %
TER (annualised)	1.44	1.36

Total expense ratio includes management fee (excluding management fee rebate), Scheme Trustee's fee, PPA's administration fee and other expenses for the financial period divided by the Fund's average net asset value calculated on a daily basis and is calculated as follows:

$$\text{TER} = \frac{(A+B+C+D)}{E} \times 100$$

Where;

- A = Management fee (excluding management fee rebate)
- B = Scheme Trustee's fee
- C = PPA's administration fee
- D = Other expenses
- E = Average net asset value of the Fund calculated on a daily basis

The average net asset value of the Fund for the financial period calculated on a daily basis is RM741,159 (2025: RM304,707).

12. PORTFOLIO TURNOVER RATIO ("PTR")

	2026 Times	2025 Times
PTR	0.29	0.47

PTR is derived from the following calculation:

(Total acquisitions for the financial period + total disposals for the financial period) / 2

Average net asset value of the Fund for the financial period calculated on a daily basis

Where;

total acquisitions for the financial period
= RM434,000 (2025: RM285,530)
total disposals for the financial period
= NIL (2025: NIL)

13. UNITS HELD BY THE PRS PROVIDER AND RELATED PARTIES TRANSACTIONS AND BALANCES

The related parties and their relationships with the Fund are as follows:

<u>Related parties</u>	<u>Relationships</u>
Hong Leong Asset Management Bhd	The PRS Provider
Hong Leong Islamic Asset Management Sdn Bhd	Subsidiary of the PRS Provider
Hong Leong Capital Berhad	Holding company of the PRS Provider
Hong Leong Financial Group Berhad ("HLFG")	Ultimate holding company of the PRS Provider
HLB Nominees (Tempatan) Sdn Bhd	Subsidiary of the ultimate holding company of the PRS Provider
Subsidiaries and associates of HLFG as disclosed in its financial statements	Subsidiaries and associate companies of the ultimate holding company of the PRS Provider

No units were held by the PRS Provider and parties related to the PRS Provider as at 31 January 2026 and 31 July 2025.

In addition to related party disclosures mentioned elsewhere in the financial statements, set out below are other related party transactions and balances. The PRS Provider is of the opinion that all transactions with the related companies have been entered into at agreed terms between the related parties.

	31.01.2026 RM	31.07.2025 RM
<u>Related party balances</u>		
Cash at bank:		
- Hong Leong Bank Berhad	109,676	92,294
<hr/>		
	2026 RM	2025 RM
<u>Related party transactions</u>		
Interest income from auto-sweep facility bank account:		
- Hong Leong Bank Berhad	1,630	783
<hr/>		
Dividend income from unquoted collective investment scheme managed by the PRS Provider:		
- Hong Leong Balanced Fund	13,251	5,826
<hr/>		
Purchase of unquoted collective investment scheme:		
- Hong Leong Asset Management Bhd	434,000	285,530

14. TRANSACTIONS WITH BROKERS/DEALERS

For the financial period ended 31 January 2026 and 31 January 2025, there are no transactions with brokers/dealers.

15. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were authorised for issue by the PRS Provider on 16 March 2026.

Performance Data

for the Financial Periods Ended 31 January/31 July and
Financial Years Ended 31 July

		Financial Period Jan 2026 %	Financial Year 2025 %	Financial Year 2024 %	Financial Period Jul 2023 [^] %
A. (i) Portfolio Compositions:					
Collective Investment Scheme		89.80	83.37	88.39	89.25
Deposits & Cash Equivalents		10.20	16.63	11.61	10.75
(ii) Total Net Asset Value	(ex-distribution)	RM1,074,537	RM574,481	RM194,810	RM15,089
(iii) Net Asset Value Per Unit	(ex-distribution)	RM0.5690	RM0.5292	RM0.5290	RM0.4988
Units in Circulation	(ex-distribution)	1,888,514	1,085,616	368,232	30,253
(iv) Highest/Lowest NAV Per Unit	Highest NAV Per Unit	RM0.5757	RM0.5430	RM0.5346	RM0.5183
(ex-distribution)	Lowest NAV Per Unit	RM0.5317	RM0.5042	RM0.4826	RM0.4853
(v) Total Return of the Fund*		7.52%	0.04%	6.05%	-0.24%
- Capital Growth		7.52%	0.04%	6.05%	-0.24%
- Income Distribution		-	-	-	-
(vi) The distribution (gross) is made out of:-					
- The Fund's Capital		-	-	-	-
- The Fund's Income		-	-	-	-
- Total Distribution Amount		-	-	-	-
- The Fund's Capital (% of Total Distribution Amount)		-	-	-	-
- The Fund's Income (% of Total Distribution Amount)		-	-	-	-
(vii) Distribution Per Unit	Additional Units	-	-	-	-
	Distribution (Gross)	-	-	-	-
	Distribution (Net)	-	-	-	-
	Distribution Date	-	-	-	-
	Cum-Distribution NAV/Unit	-	-	-	-
	Ex-Distribution NAV/Unit	-	-	-	-
(viii) Total Expense Ratio (TER)		1.44%	1.34%	1.37%	1.60%
(ix) Portfolio Turnover Ratio (PTR) (times)		0.29#	0.37	0.63	0.61
B. Average Total Return, NAV Per Unit-to-NAV Per Unit basis (as at 31/01/2026)*					
(i) One year		6.32%			
(ii) Three years		3.75%			

* Source: Lipper
(Returns are calculated after adjusting for distributions and/or additional units, if any)

[^] The figure shown is for the period since Fund launch (20 December 2022 to 31 July 2023).

The PTR decreased by 0.08 times (21.62%) to 0.29 times for the financial period from 1 August 2025 to 31 January 2026 versus 0.37 times for the financial year ended 31 July 2025 and 0.18 times (38.30%) as compared to 0.47 times for the financial period from 1 August 2024 to 31 January 2025 mainly due to higher average net asset value of the Fund.

Corporate Information

PRS Provider

Hong Leong Asset Management Bhd [199401033034 (318717-M)]

Registered Office

Level 30, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur

Business Office

Level 18, Block B, Plaza Zurich
No. 12, Jalan Gelenggang
Bukit Damansara
50490 Kuala Lumpur

Board of Directors

Ms. Lee Jim Leng
Mr. Chue Kwok Yan
YBhg Dato' Abdul Majit bin Ahmad Khan
YM Tunku Dato' Mahmood Fawzy bin Tunku Muhiyiddin

Executive Director/Chief Executive Officer

Mr. Chue Kwok Yan

Scheme Trustee

CIMB Commerce Trustee Berhad

Auditor

PricewaterhouseCoopers PLT (LLP0014401-LCA & AF 1146)

Distributors

Phillip Mutual Berhad
UOB Kay Hian Securities (M) Sdn Bhd
Registered Independent Tied Agents with FIMM

Corporate Directory

Head Office

Level 18, Block B, Plaza Zurich
No. 12 Jalan Gelenggang
Bukit Damansara
50490 Kuala Lumpur
Tel: +603-2081 8600
Website: www.hlam.com.my
E-mail: inquiry@hlam.hongleong.com.my
Customer Experience Personnel: +603-2081 8600 ext 18603/18604

Pulau Pinang

No. 441-1-3
Pulau Tikus Plaza
Jalan Burmah
Pulau Tikus
10350 Pulau Pinang
Tel: +604-228 8112, +604-228 9112

Ipoh

2nd Floor
Lot 3 Persiaran Greentown 4
Greentown Business Centre
30450 Ipoh
Perak
Tel: +605-255 8388, +605-255 9388



Hong Leong Asset Management Bhd
www.hlam.com.my

