

CAGAMAS BERHAD

INVESTOR PRESENTATION 2022



SECTION 1

CAGAMAS OVERVIEW

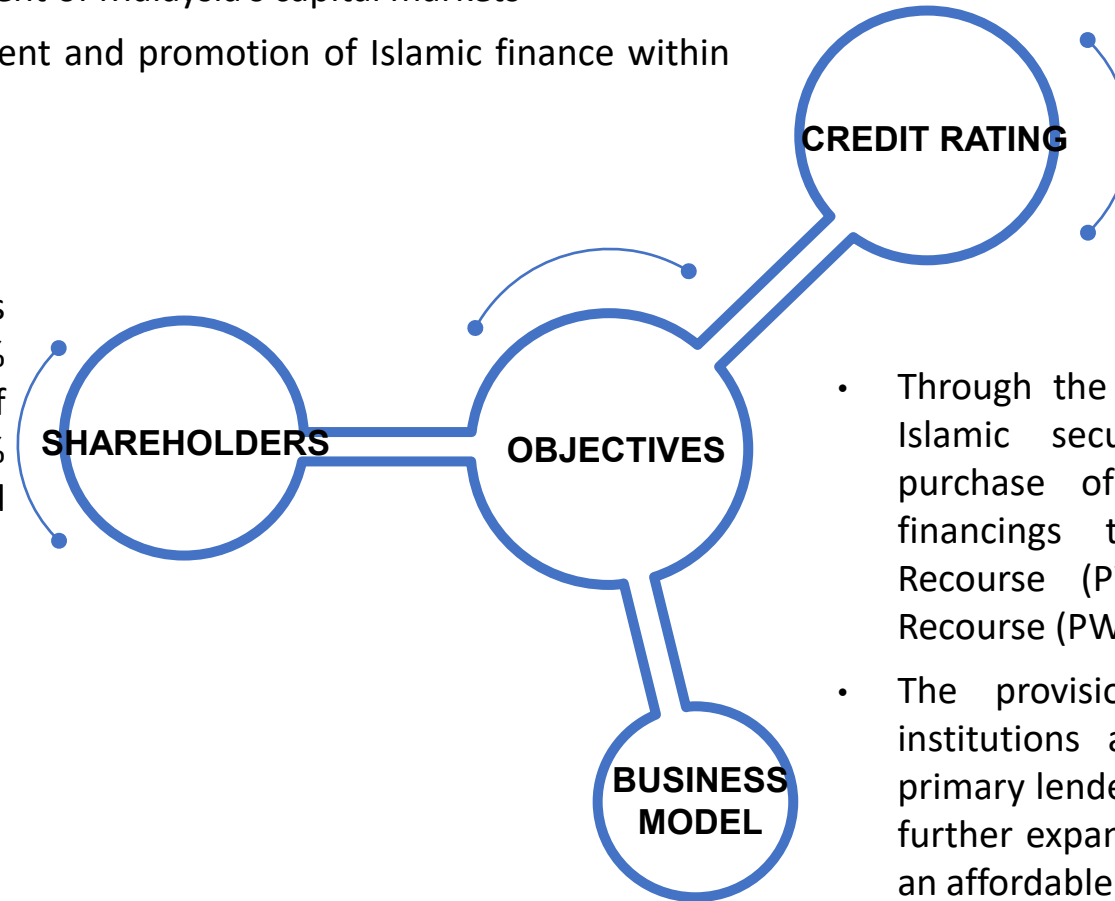


CAGAMAS BERHAD AT A GLANCE

(incorporated 2nd December 1986)

- Established by BNM to support the national agenda of increasing home ownership and promoting the development of Malaysia's capital markets
- Development and promotion of Islamic finance within Malaysia

- 100% owned by Cagamas Holdings Berhad, which is 20% owned by Central Bank of Malaysia (BNM), and 80% owned by commercial and investment banks in Malaysia



- A3 Stable (Moody's)
- AAA/P1 Stable (RAM Rating Services Berhad)
- AAA/MARC-1 (Malaysian Rating Corporation Berhad)

- Through the issuance of conventional and Islamic securities, Cagamas funds the purchase of housing loans and house financings through its Purchase With Recourse (PWR) and Purchase Without Recourse (PWOR) schemes
- The provision of liquidity to financial institutions at a reasonable cost to the primary lenders of housing loans encourages further expansion of financing for houses at an affordable cost



HOW CAGAMAS MEET ITS OBJECTIVES

- Widening and deepening the scope of securitization
- Inculcating a caring and responsible corporate culture
- Nurturing a competent workforce of the highest integrity and professionalism
- Providing innovative facilities at a competitive cost to primary home lenders
- Valuing staff for their commitment and loyalty
- Using technology to enhance productivity and efficiency

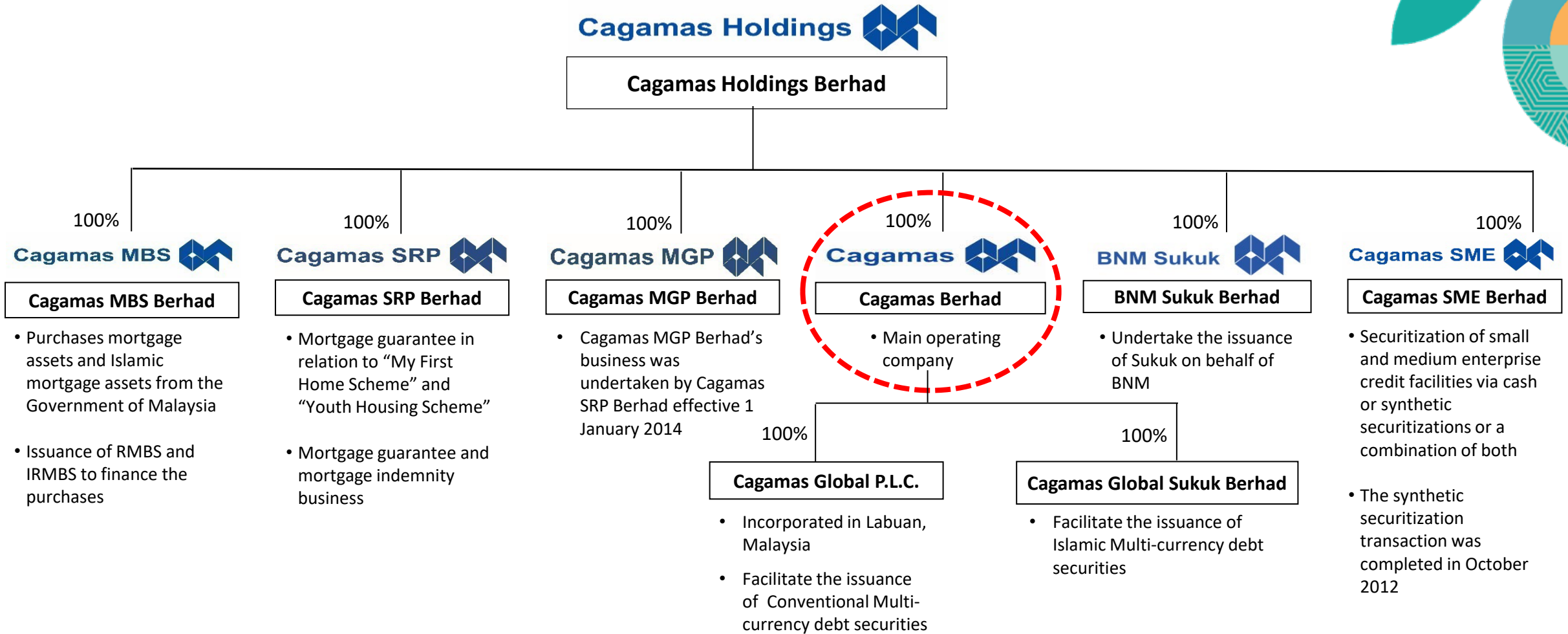
STRATEGIC AND KEY OBJECTIVES

- To promote homeownership and contribute towards nation development
- Support the government's initiatives toward homeownership
- Provide liquidity to the financial sector as a secondary mortgage corporation
- Contribute towards the growth of the capital markets, Islamic finance and other priority sectors through issuance of innovative instruments
- Offer bespoke risk and capital management solutions in line with the Company's objectives
- Embrace a culture of deploying sustainable initiatives
- Promote professionalism, integrity and good corporate governance

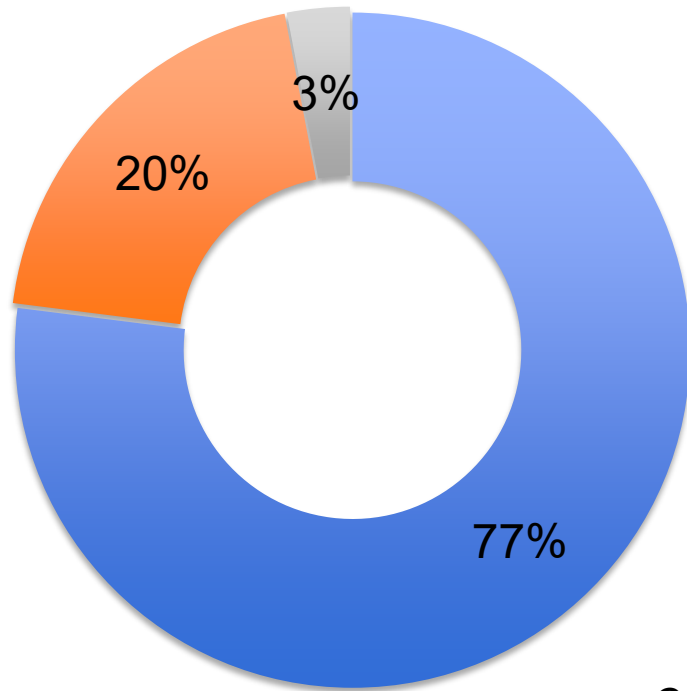
FUTURE PLANS

- Help Malaysians gain access to competitive house financing
- Develop risk solution to assist financial institutions
- Diversify funding sources and widen investor base
- Exploring opportunities to replicate Cagamas' business model in SE Asia
- Enhancing product offering participation to further spur the growth of SMEs



















STRUCTURE OF CAGAMAS GROUP



SHAREHOLDING STRUCTURE FOR CAGAMAS HOLDINGS

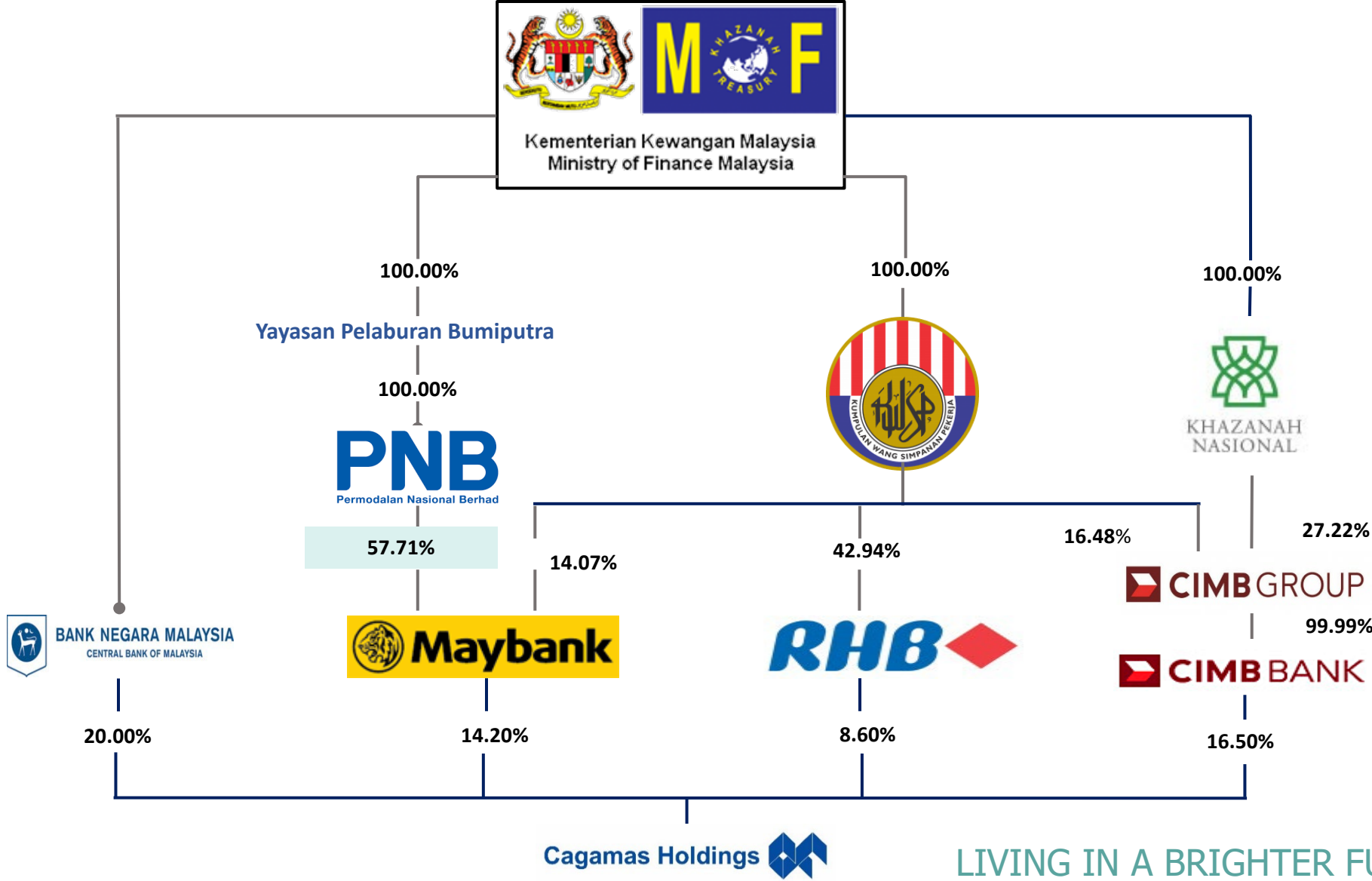


- Commercial Bank
- Central Bank of Malaysia
- Investment Bank

 BANK NEGARA MALAYSIA CENTRAL BANK OF MALAYSIA	20.0%	 Standard Chartered	3.1%
 CIMB BANK	16.5%	 AFFIN BANK	2.9%
 Maybank	14.2%	 UOB 大華銀行	2.2%
 RHB	8.6%	 OCBC Bank	2.0%
 AmBank	8.0%	 Bank of Tokyo-Mitsubishi UFJ MUFJ	0.5%
 PUBLIC BANK	7.0%	 Bangkok Bank	0.3%
 HongLeong Bank	6.0%	 Scotiabank	0.2%
 HSBC	4.1%	 Deutsche Bank	0.2%
 ALLIANCE BANK	3.7%	 中國銀行馬來西亞 BANK OF CHINA (MALAYSIA) BERHAD	0.2%

Note: 0.3% shareholding by SIBB Berhad a wholly-owned subsidiary of CIMB Bank

INDIRECT OWNERSHIP BY THE GOVERNMENT OF MALAYSIA



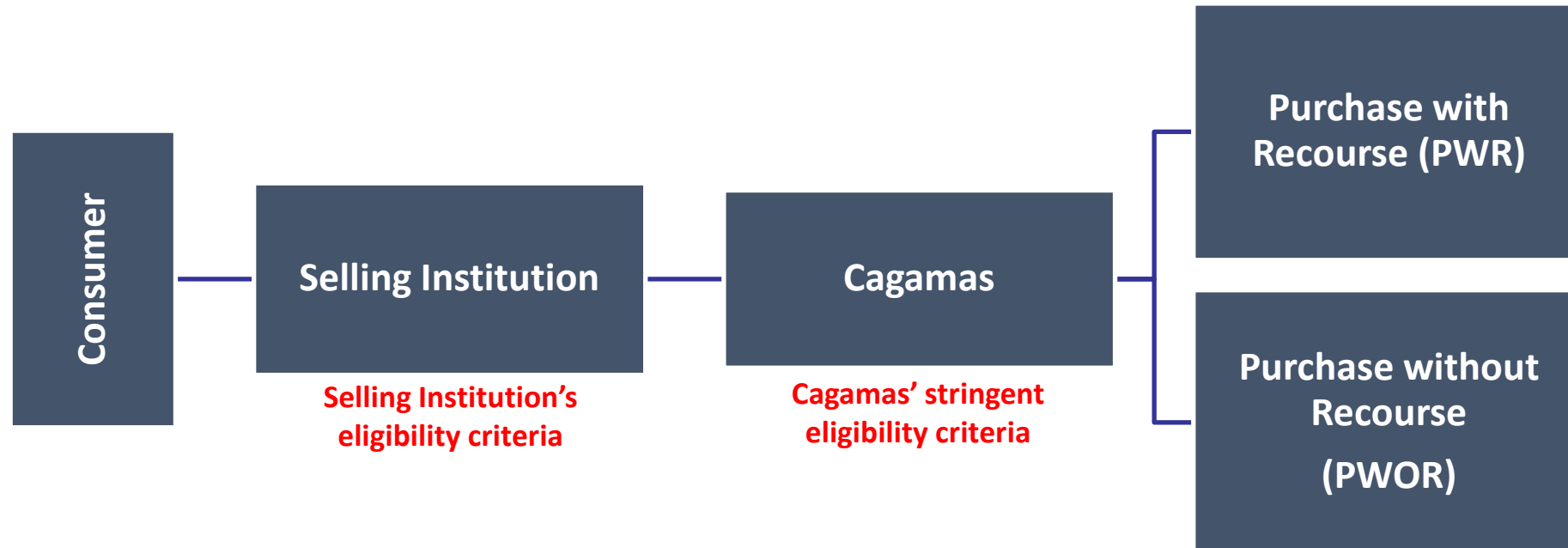
SECTION 2

BUSINESS OVERVIEW



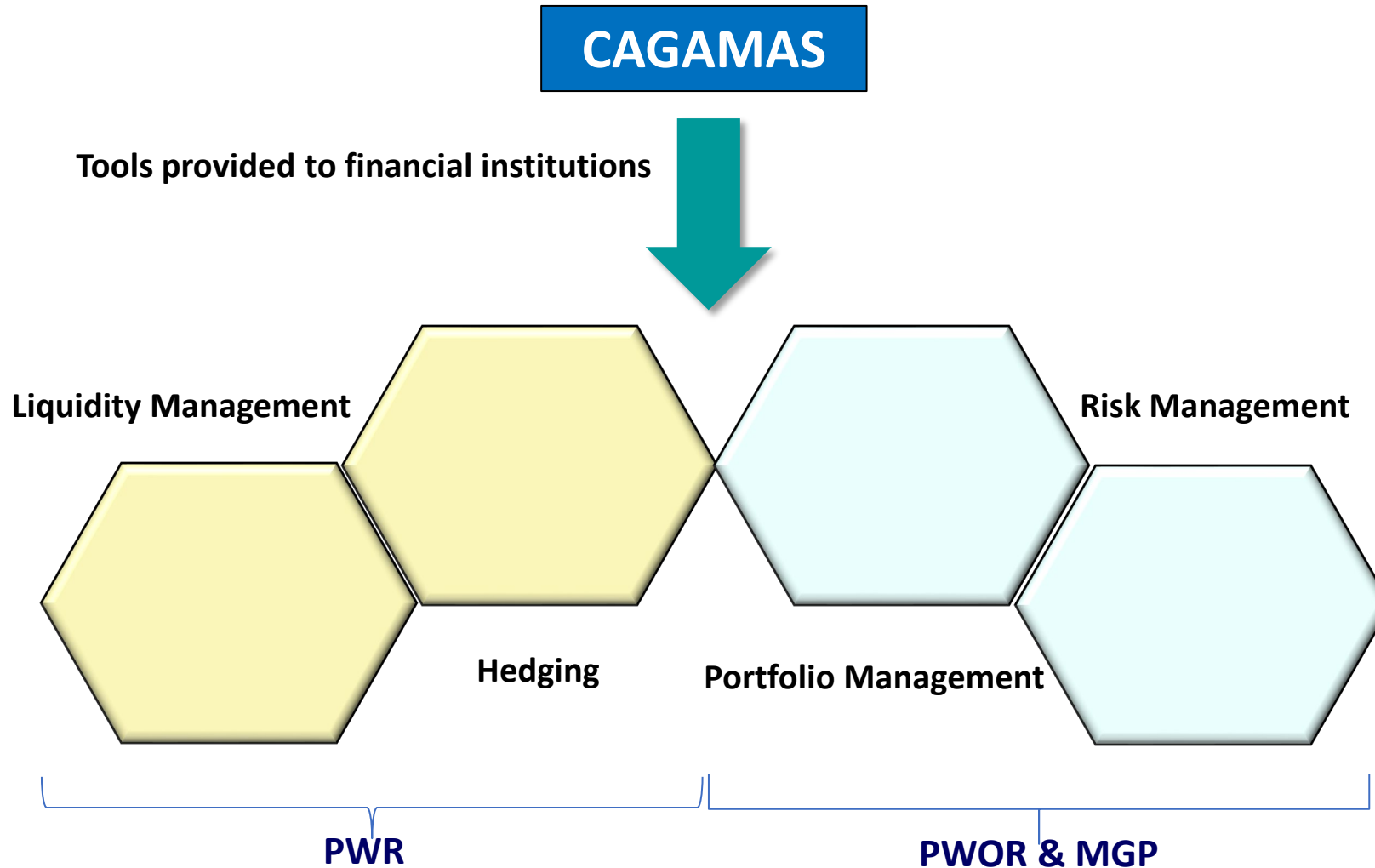
BUSINESS OVERVIEW

Since the commencement of operations in 1987, Cagamas has been a global role model of how emerging countries can establish successful secondary mortgage liquidity facilities



BUSINESS OVERVIEW (CONT'D)

Cagamas is primarily engaged in the purchasing of loans and financings from financial and non-financial institutions under PWR, PWOR, guaranteeing housing loans and house financings under Mortgage Guarantee Programme (MGP) schemes.

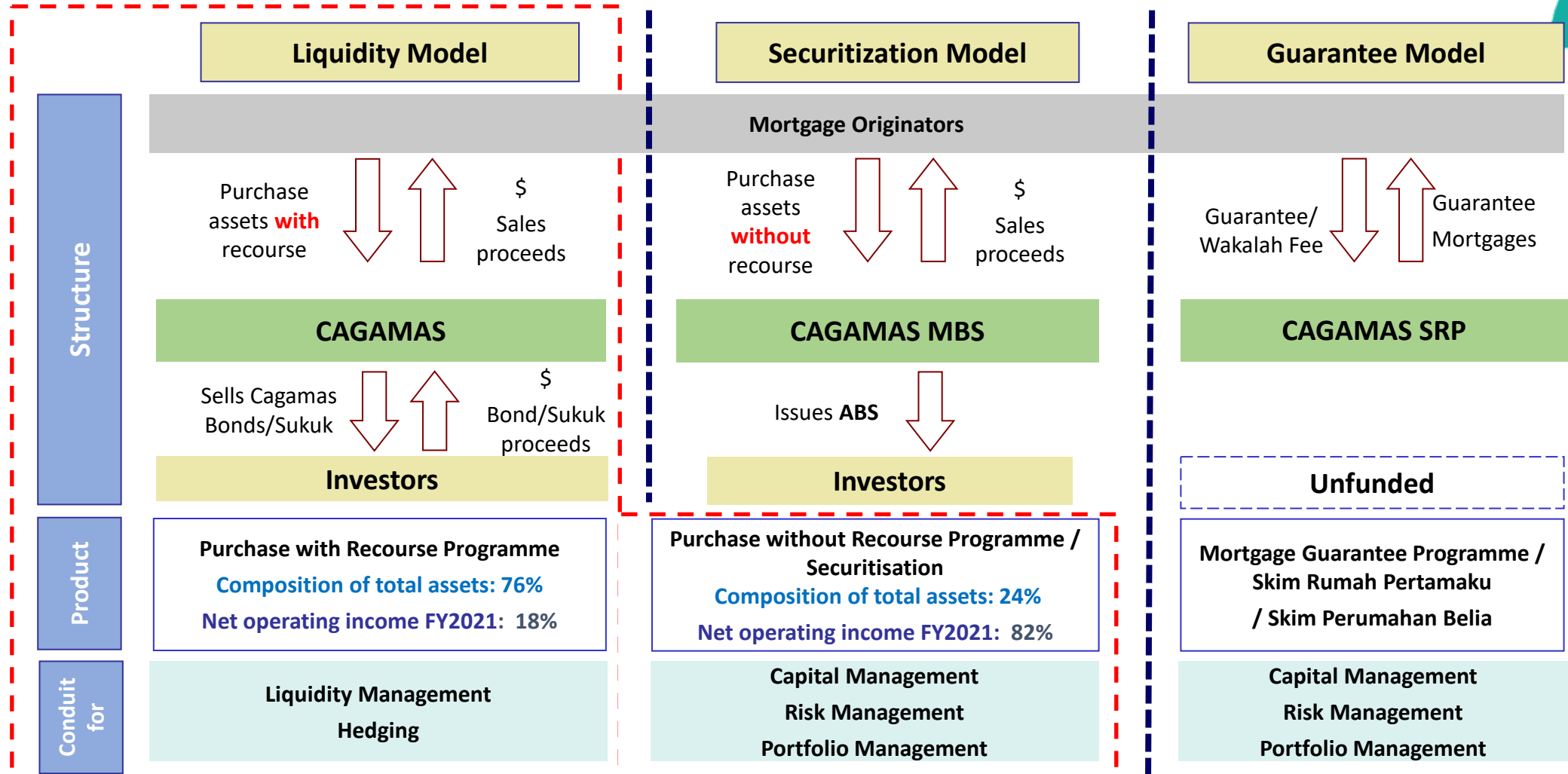


PWOR & MGP

LIVING IN A BRIGHTER FUTURE

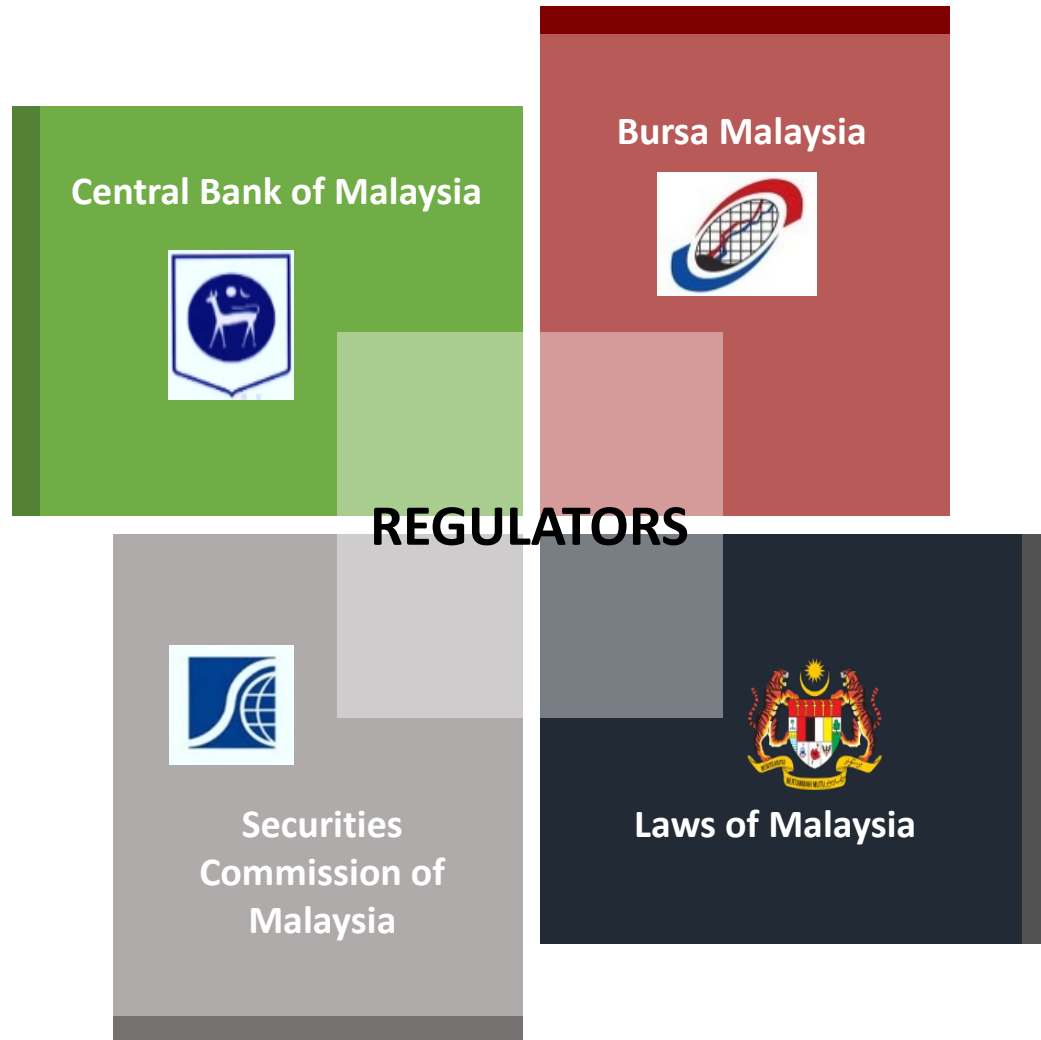
CAGAMAS BUSINESS MODEL

Cagamas purchases loans and financing under 2 schemes – Purchase with Recourse and Purchase without Recourse



* Assets acquired under PWOR are potential securitisation asset at a future date

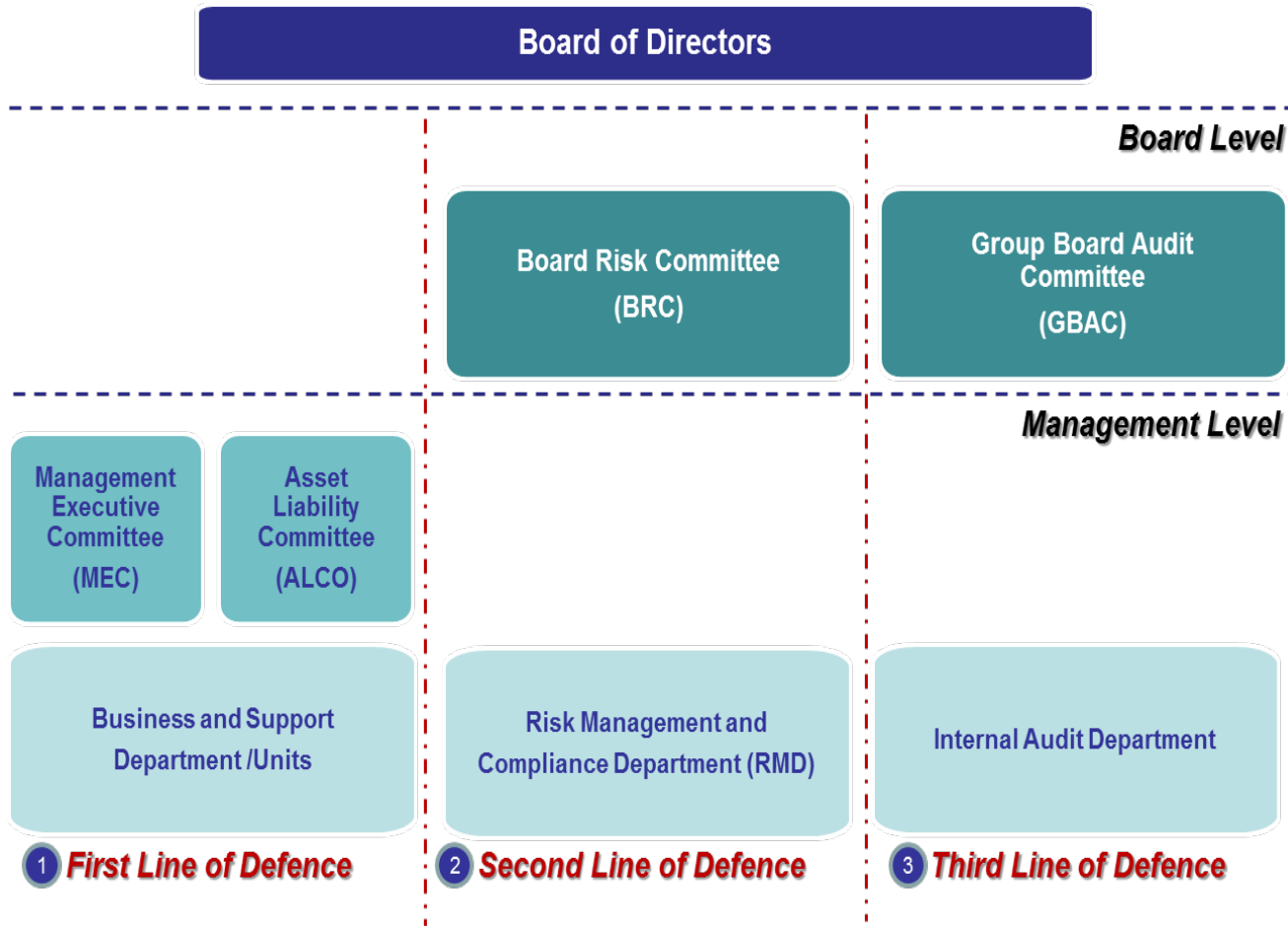
REGULATORY ENVIRONMENT



- **Central Bank of Malaysia**
 - Financial Services Act 2013 (FSA) and Islamic Financial Services Act 2013 (IFSA)
 - Real Time Electronic Transfer of Funds and Securities (RENTAS)
 - Fully Automated System for Issuing/Tendering (FAST)
- **Bursa Malaysia**
 - Electronic Trading Platform (ETP)
- **Law of Malaysia**
 - Companies Act 2016
 - Labuan Companies Act 1990
- **Securities Commission of Malaysia**
 - Capital Markets and Services Act 2007 (CMSA)

ENTERPRISE RISK MANAGEMENT FRAMEWORK (ERM)

The Cagamas Group takes a holistic and enterprise-wide view in managing risk across the subsidiaries. The Cagamas Board of Directors approved the ERM which details the scopes of responsibility and accountability of the respective parties involved.



- 1 The business units within Cagamas are the first line of defense, and have the primary responsibility of identifying, mitigating and managing risks within their line of business.
- 2 An independent Risk Management and Compliance Department (RMD) acts as Cagamas' second line of defense by providing specialized resources to proactively manage risks. The RMD is also responsible for ensuring that risk policies are implemented accordingly. The Compliance Unit within the RMD oversees the statutory compliance framework of the Group.
- 3 The Internal Audit Department (IAD) is Cagamas' third line of defense and is responsible for independently reviewing the adequacy and effectiveness of risk management processes, the system of internal controls and compliance with risk policies.

Proactive asset and liability management to mitigate risks and optimize profitability

Market Risk & Liquidity Risk

- Duration Gap – The duration gap of the Company shall not exceed 6 months
- Liquidity Gap Limit – Net funding requirement by assessing all of the Company's cash inflow against outflows
- Liquidity Ratio – Company's ability to pay off its short term debt obligation. Ratios are higher than 1.0
- All asset purchases will be funded by bonds and sukuk of equal size and duration, wherever possible.

Credit Risk

- Prudent Investment Policy
- Stringent Credit Concentration Limit Exposure
- Regular Credit Review

Funding Risk

- Interbank borrowing and repurchase agreement (REPO) as 'Approved Interbank Institution'¹
- Intraday credit facility from BNM as 'RENTAS'² member
- Cagamas Debt programme – MYR60 billion MTN/IMTN, MYR20 billion CP/ICP and USD5 billion Conventional/Islamic Multi-Currency MTN programme
- Issuance and distribution of its own debt securities as 'Registered Person' under CMSA³
- Facility Agent of its own debt securities as a 'FAST'⁴ member

1. Cagamas status as "Approved Interbank Institution" enable direct access to interbank money market

2. Real Time Electronic Transfer of Funds and Securities is a real time gross settlement system for transfer and settlement of interbank funds and scripless securities transactions

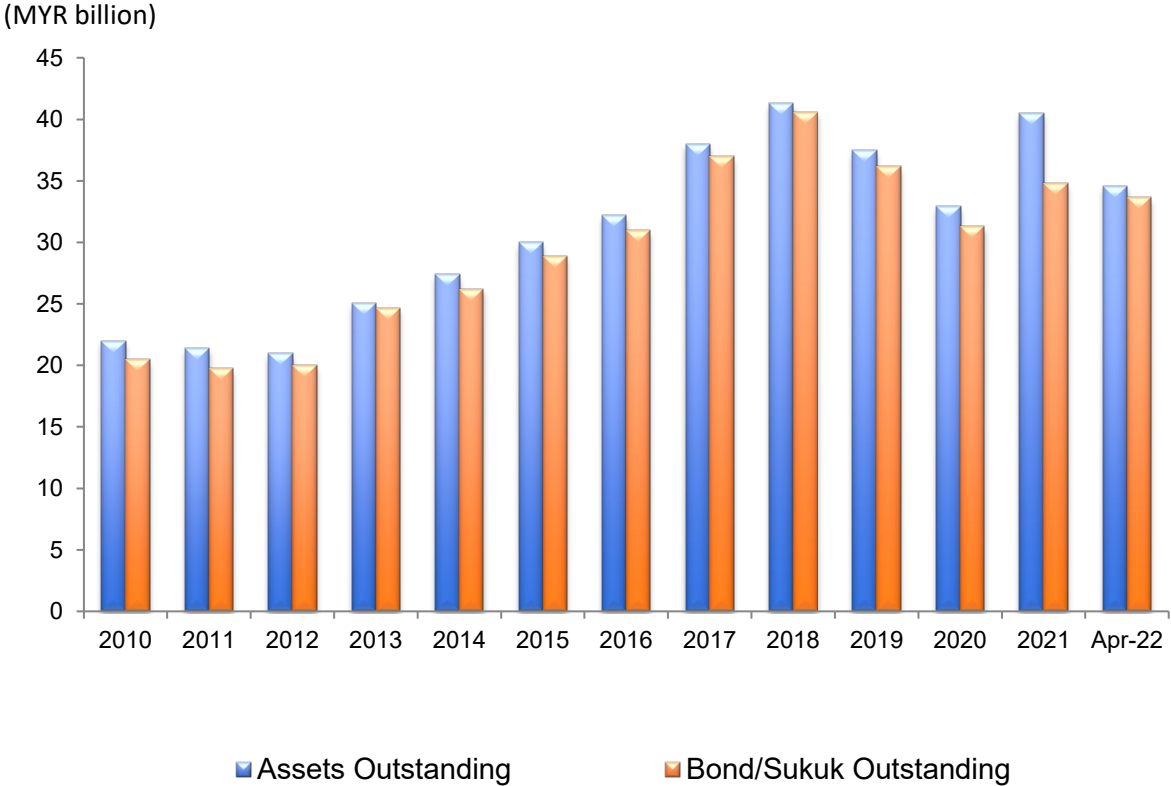
3. The Capital Markets and Services Act 2007 issued by the Securities Commission of Malaysia in relation to dealing with fund raising activities

4. Fully Automated System for Issuing/ Tendering

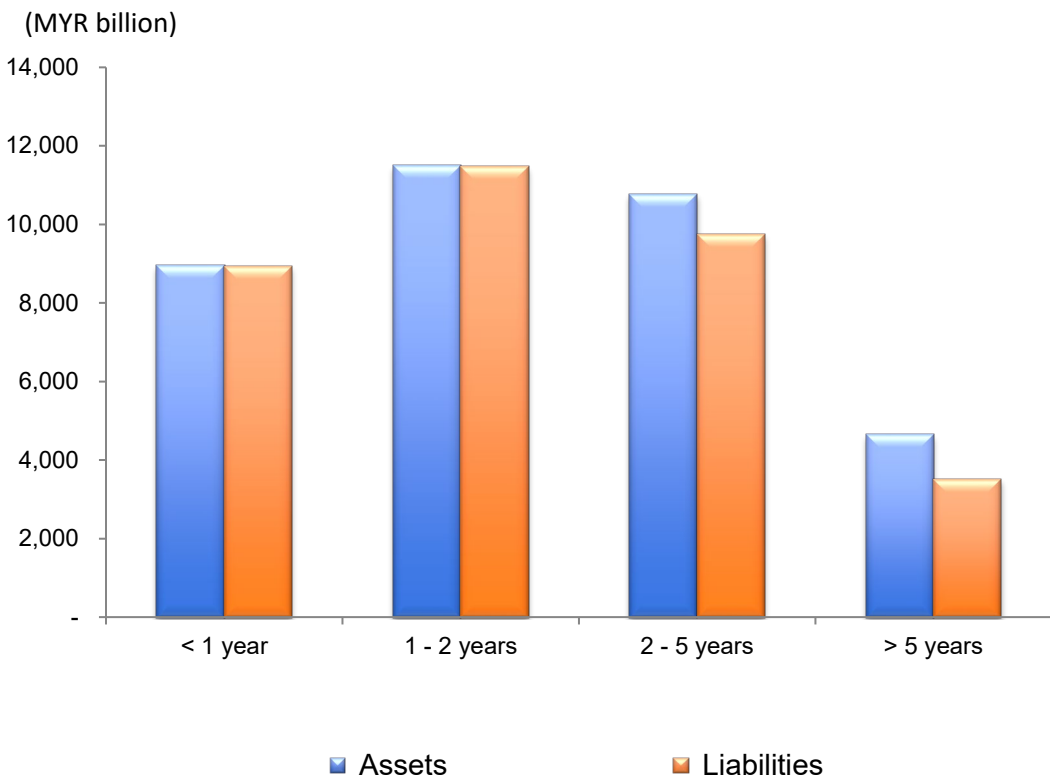
Assets vs Liabilities



Outstanding Assets vs Bonds/Sukuk as at 30 April 2022



Maturity Profile of Assets vs Liabilities as at 30 April 2022



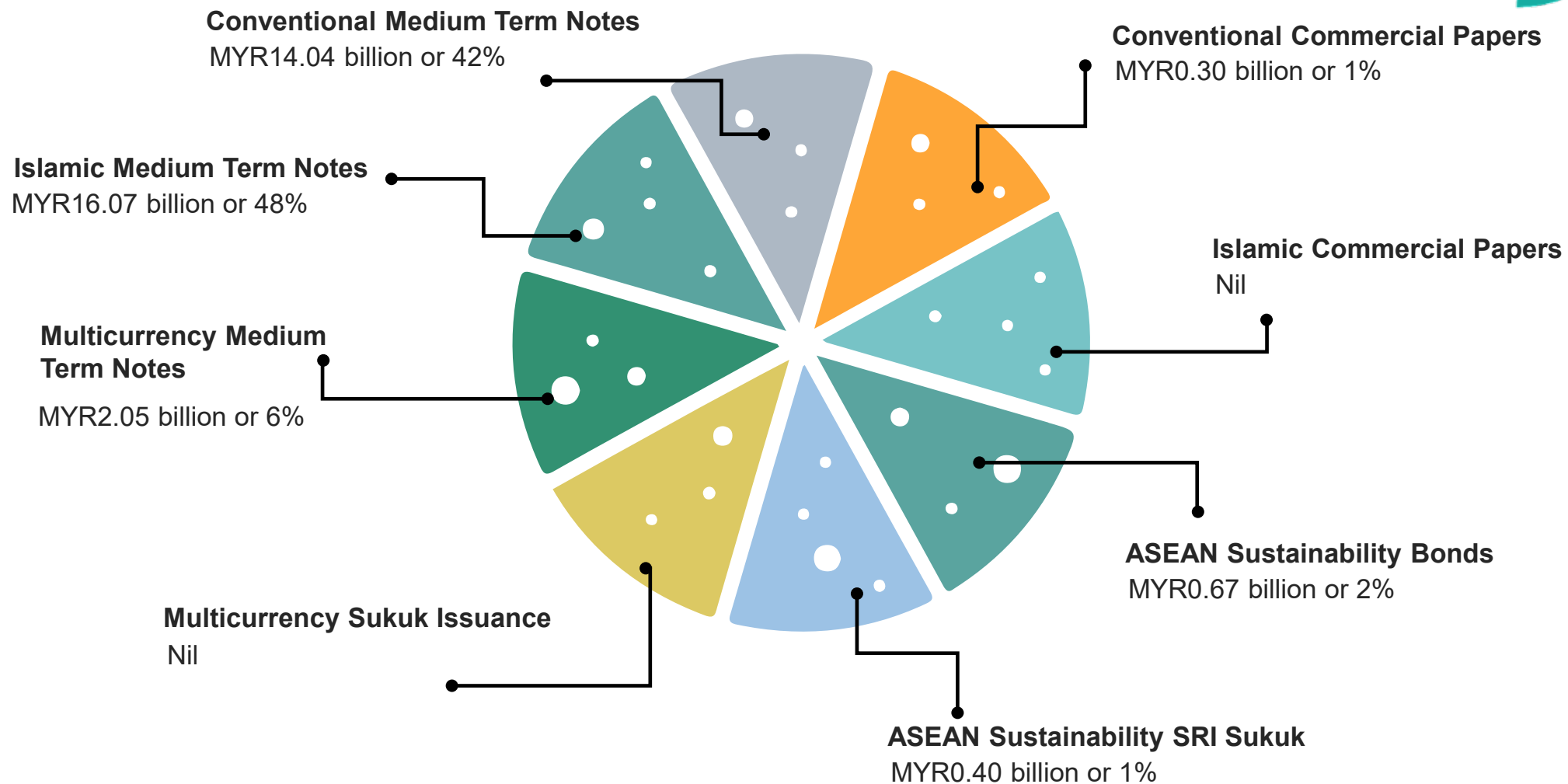
SECTION 3

CAGAMAS BONDS AND SUKUK



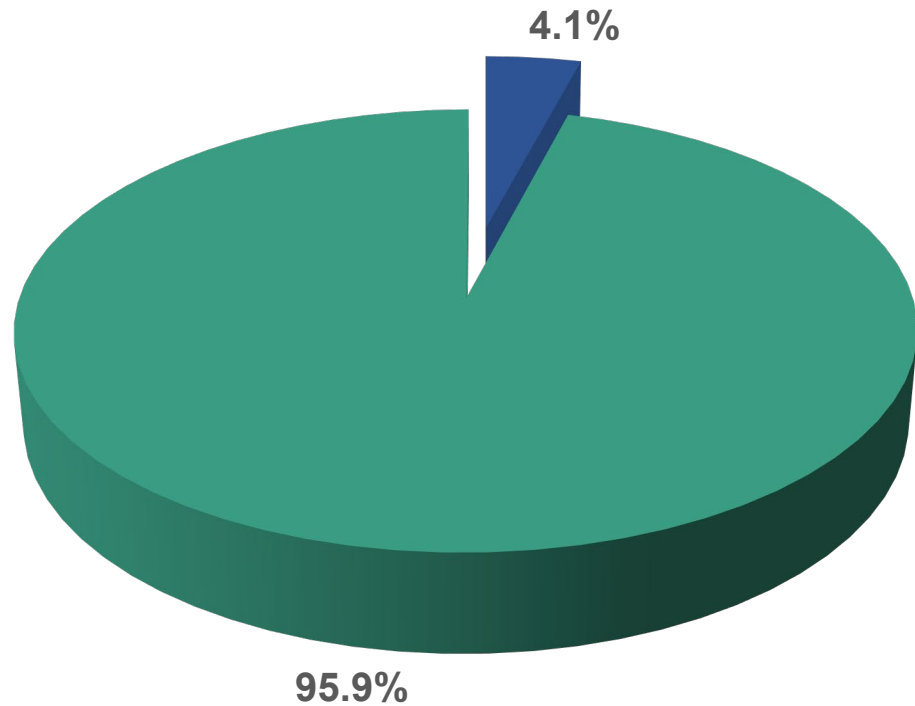
CAGAMAS OUTSTANDING BONDS AND SUKUK

OUTSTANDING BONDS AND SUKUK AS AT 31 MAY 2022
MYR33.5 BILLION EQUIVALENT

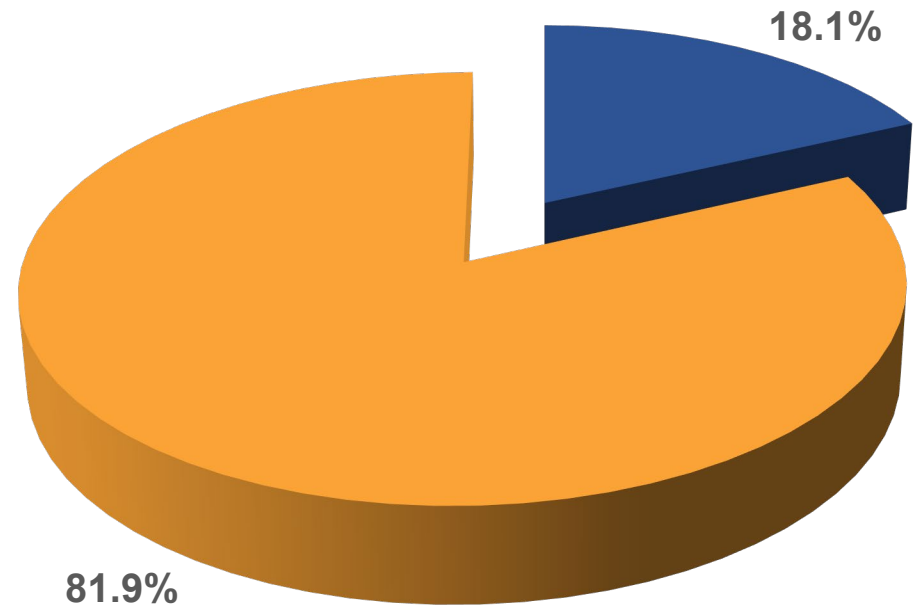


CAGAMAS OUTSTANDING BONDS AND SUKUK (CONT'D)

CAGAMAS REMAINED ONE OF THE LARGEST ISSUERS OF CORPORATE BONDS AND SUKUK IN MALAYSIA IN 2021



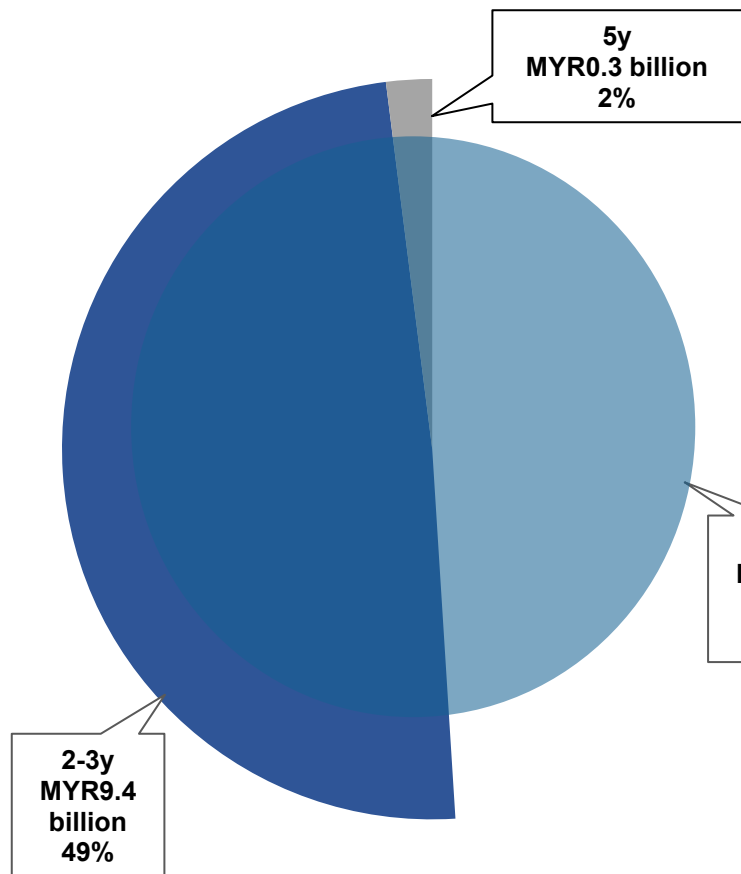
■ Cagamas ■ Corporate Bonds and Sukuk



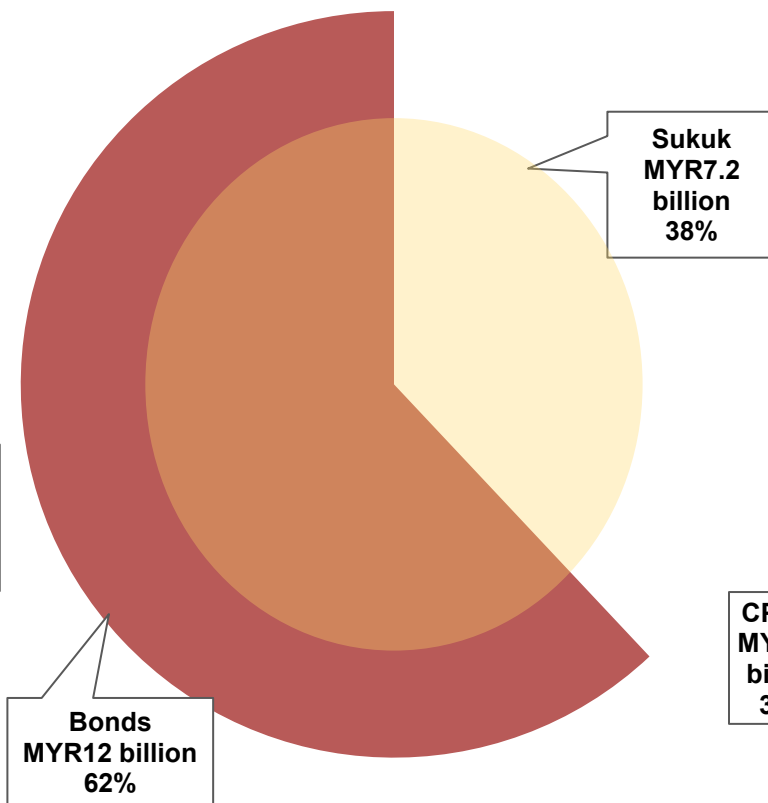
■ Cagamas ■ AAA

CAGAMAS ISSUANCES

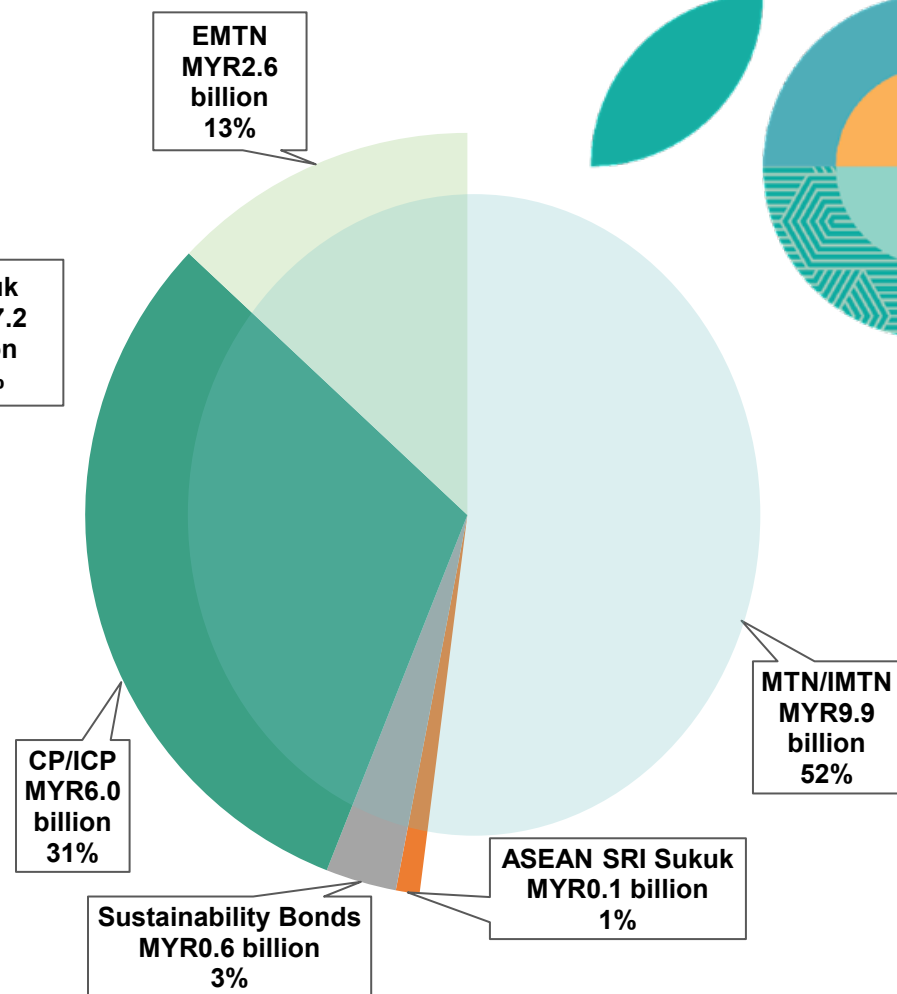
BONDS AND SUKUK ISSUANCES AS AT 31 DECEMBER 2021



Issuance by Tenor



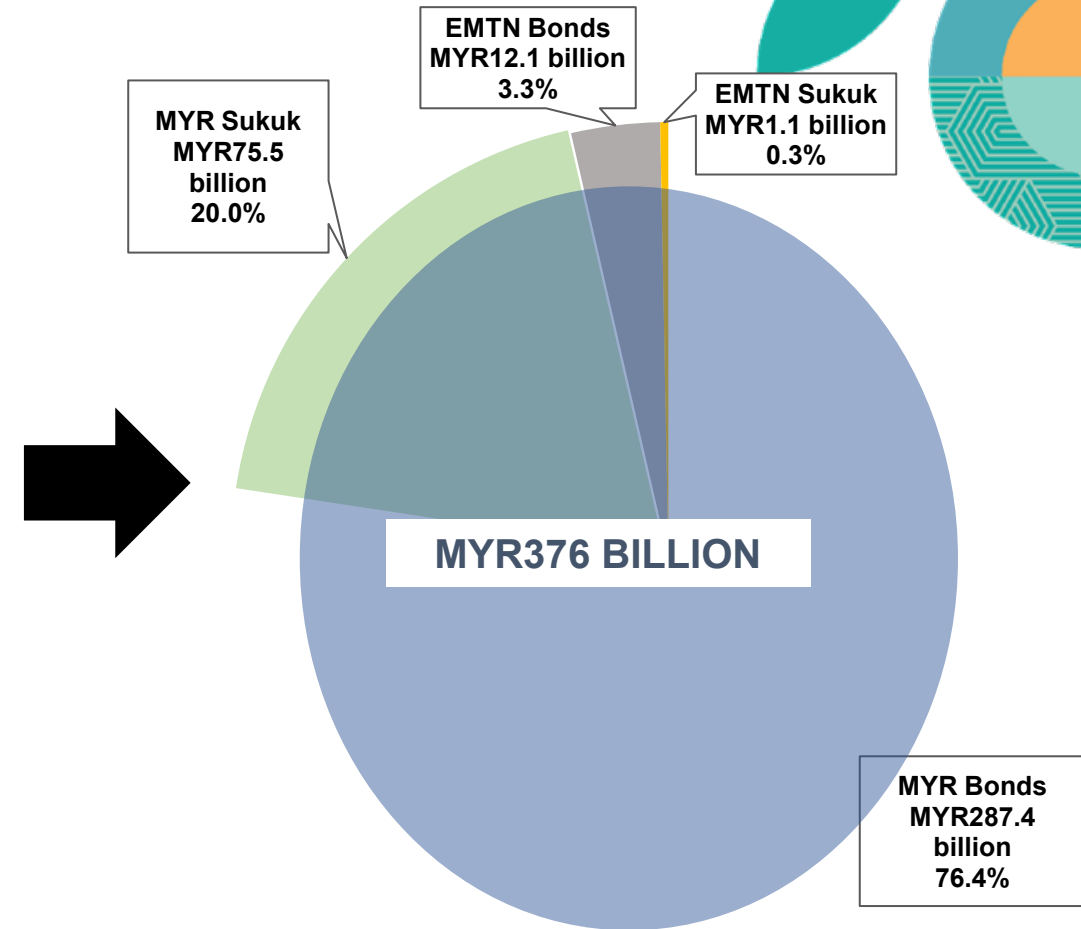
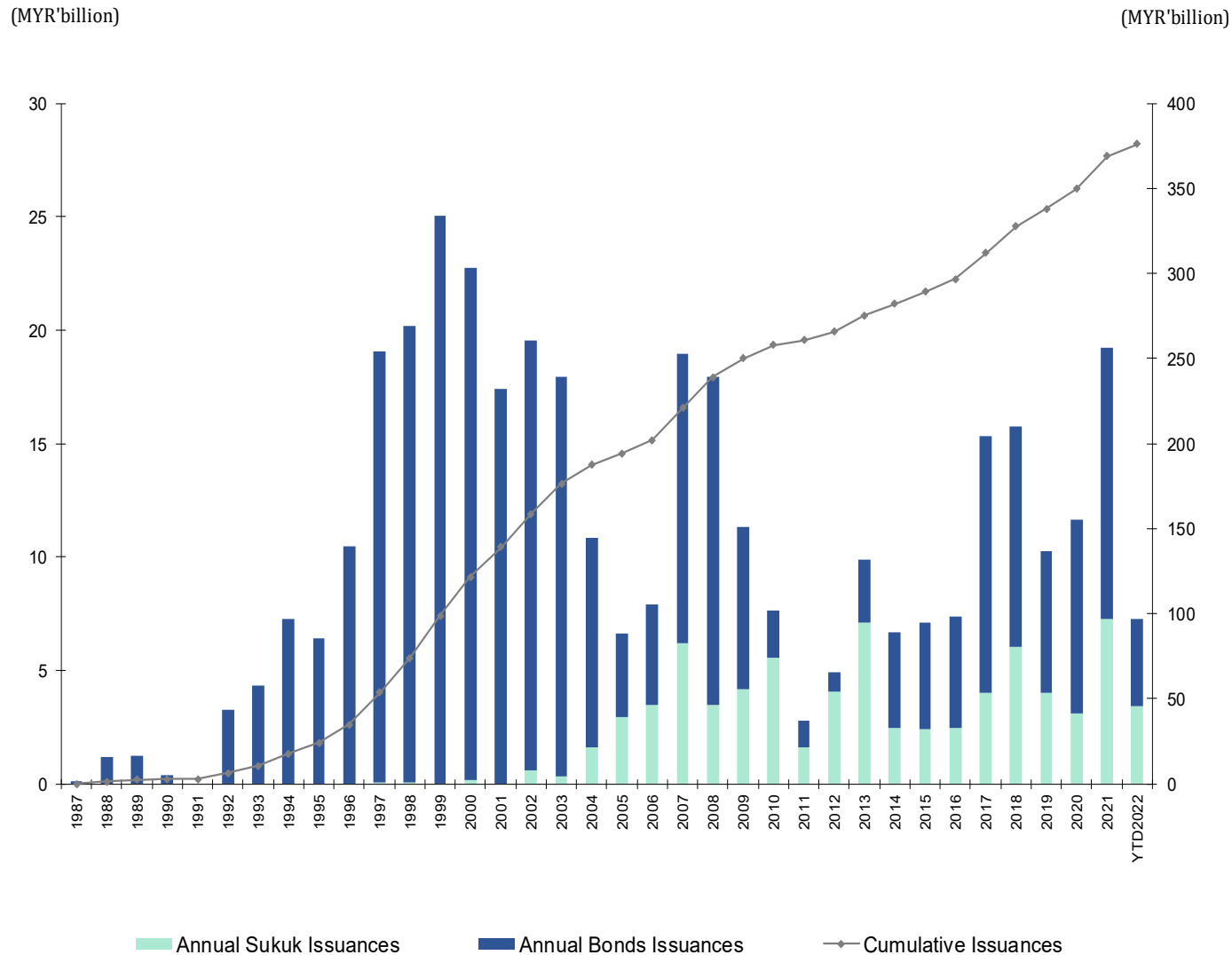
Issuance by Type



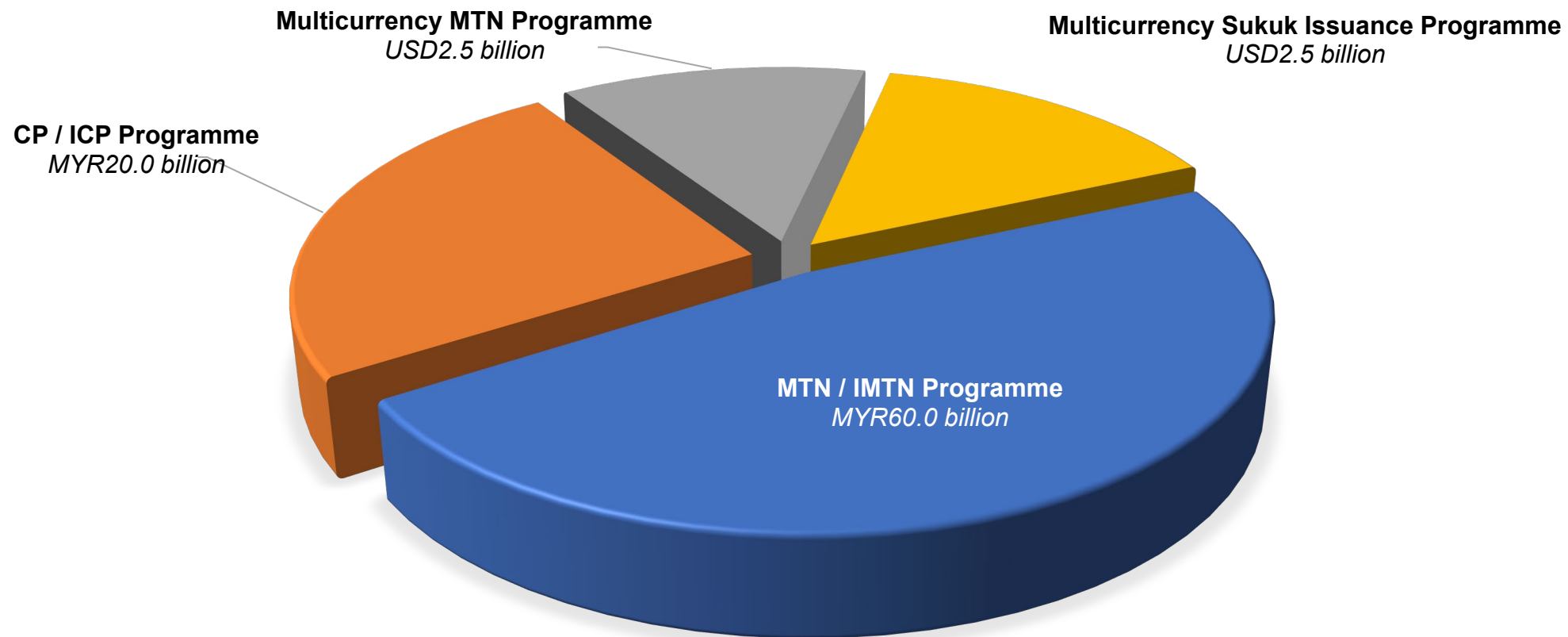
Issuance by Instrument

CAGAMAS ISSUANCES (CONT'D)

CAGAMAS BERHAD AND ITS SUBSIDIARIES CUMULATIVE BONDS AND SUKUK ISSUANCE SINCE 1987

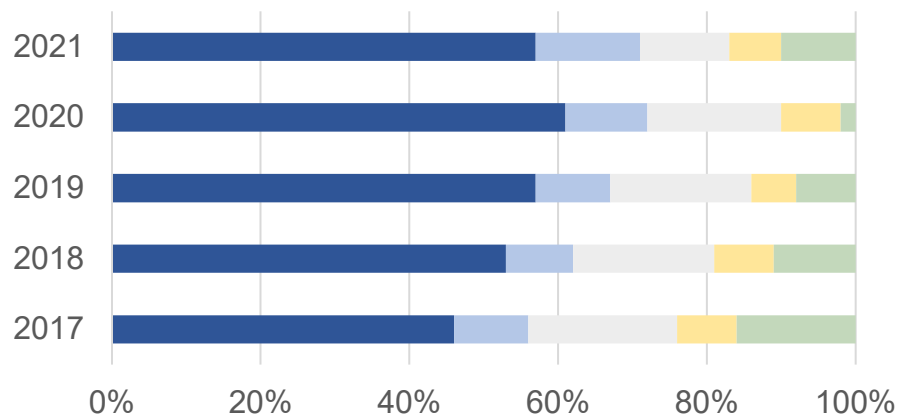


Funding Programmes



Investors Profile

Investors' Profile Based on Outstanding Debt Securities



	2017	2018	2019	2020	2021
■ Financial Institution	46	53	57	61	57
■ Insurance Companies	10	9	10	11	14
■ Provident/Pension Funds	20	19	19	18	12
■ Others*	8	8	6	8	7
■ Non Resident	16	11	8	2	10

Cagamas Global Investor Network

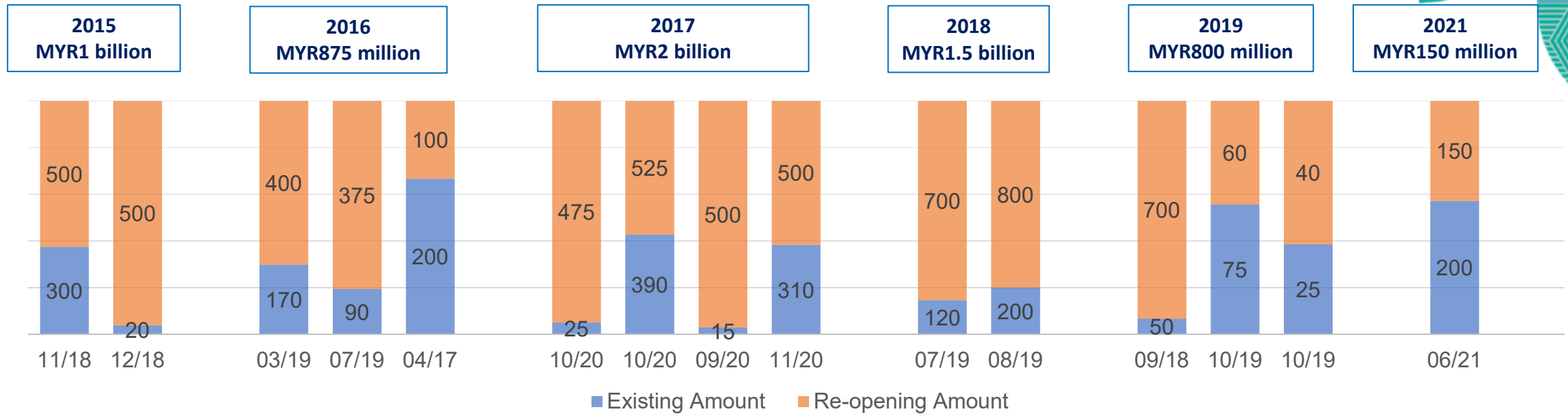


SECTION 4

INITIATIVE TO PROMOTE MARKET LIQUIDITY



Reopening Initiatives



- Since 2015, Cagamas has successfully reopened a total of 14 tranches for a combined size of MYR6,325 million.
- Enlarged issue size that meet the minimum size pre-requisite for inclusion into influential local currency bond index increases weightage of Cagamas bonds in the indices, thus promoting greater visibility of Cagamas debt securities particularly among international investors.
- Cagamas has also set new benchmark in 2019 with the Company and the Country's first ever dual tranche bonds and sukuk reopenings.

SECTION 5

BUSINESS AND FINANCIAL HIGHLIGHTS



KEY BUSINESS HIGHLIGHTS

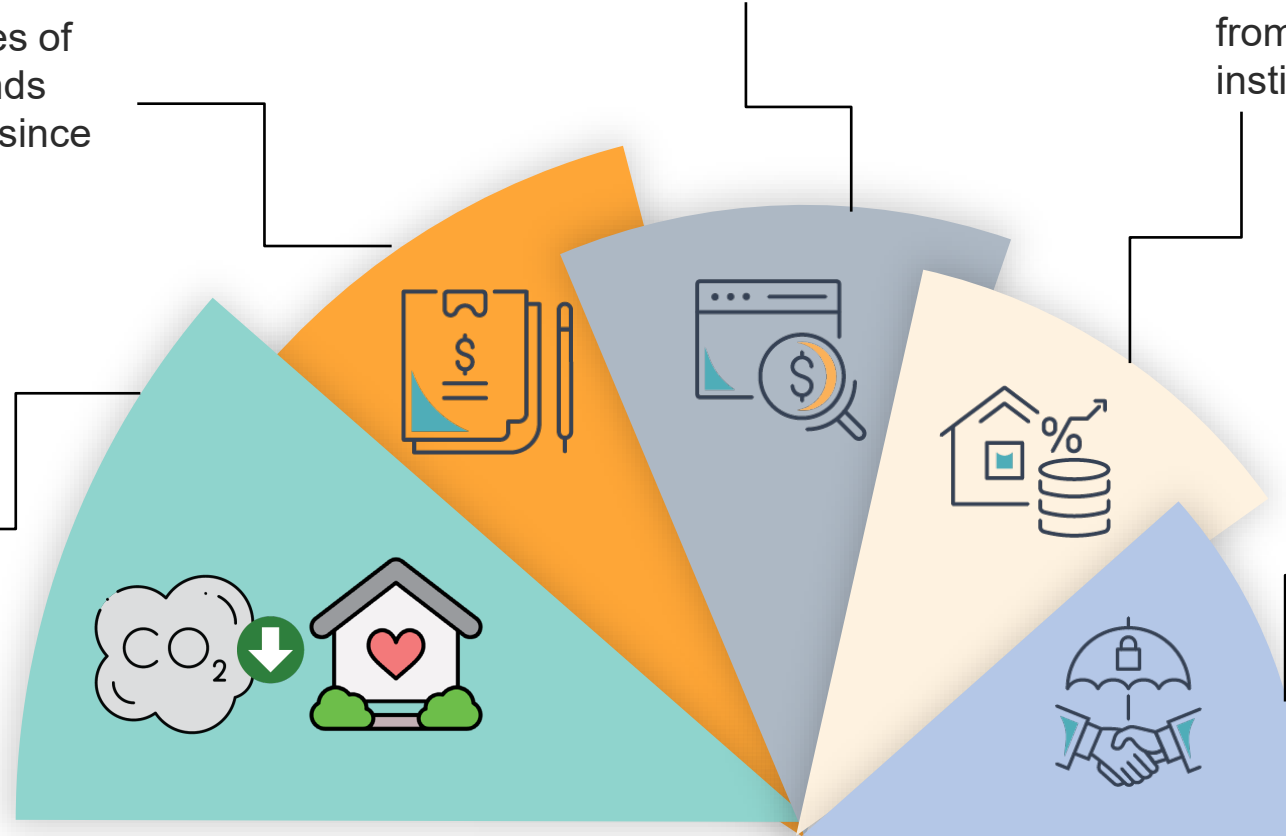
Achieved total issuances of **MYR19.2 billion** of bonds and sukuk, the highest since 2002

Successful conclusions of ASEAN Sustainability Bonds and ASEAN Sustainability SRI Sukuk amounting to a total of **MYR700 million** to fund the purchase of eligible sustainability assets

Concluded 6 foreign currency issuances in US Dollar (USD), Singapore Dollar (SGD) and Hong Kong Dollar (HKD) amounting to **MYR2.6 billion** equivalent

Purchased **MYR14 billion** of housing loans, home financings and eligible sustainability assets from the local financial institutions

Launched Malaysia's first **Skim Saraan Bercagar** (Reverse Mortgage Scheme) in December 2021 for retirees



FINANCIAL HIGHLIGHTS

MYR1.51 BILLION

OPERATING
REVENUE

MYR281 MILLION

PROFIT BEFORE
TAX

0.9%

NET INTEREST
INCOME

15.9%

COST TO
INCOME

42.4%

TOTAL CAPITAL
RATIO

11,300%

LCR RATIO

135%

NSFR RATIO

FINANCIAL YEAR 2021 KEY RATIOS

MYR39.9 BILLION

TOTAL ASSETS

MYR4.16 BILLION

SHAREHOLDER'S
FUNDS

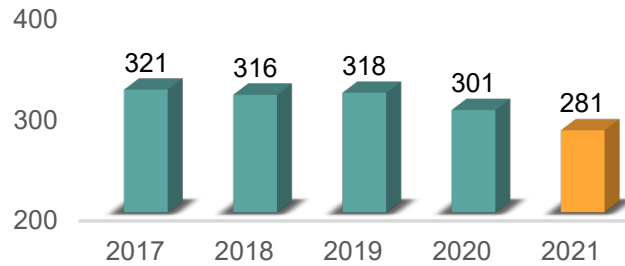


FINANCIAL HIGHLIGHTS (CONT'D)

STABLE ASSET GROWTH WITH HEALTHY PROFITABILITY

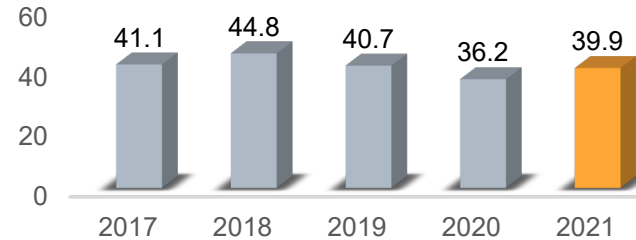
Profit Before Tax

(MYR' million)



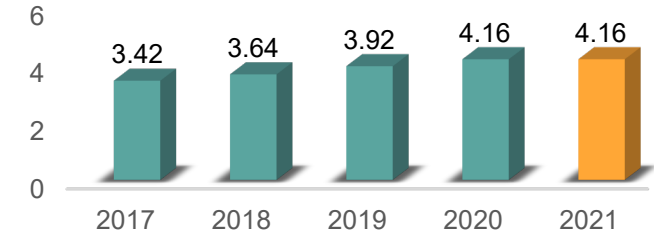
Asset Size

(MYR' billion)



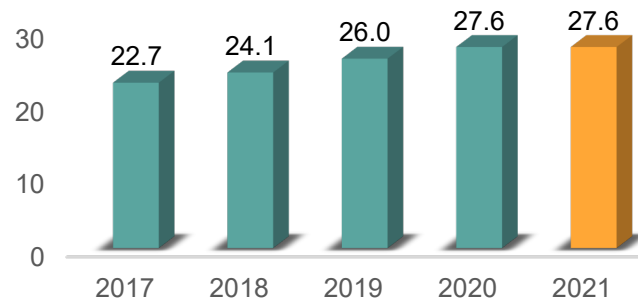
Shareholder's Fund

(MYR' billion)



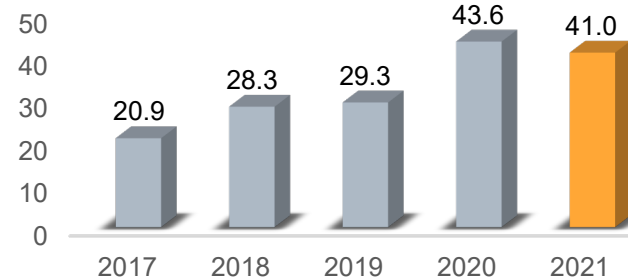
Net Tangible Asset per Share

(MYR)



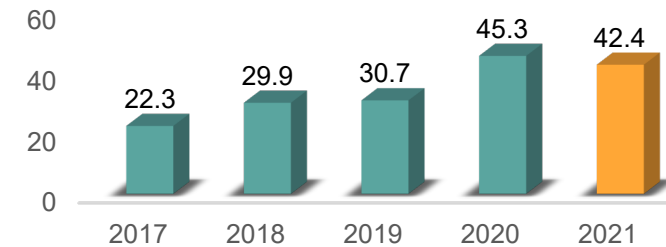
CET1/Tier 1 Capital Ratio

(%)



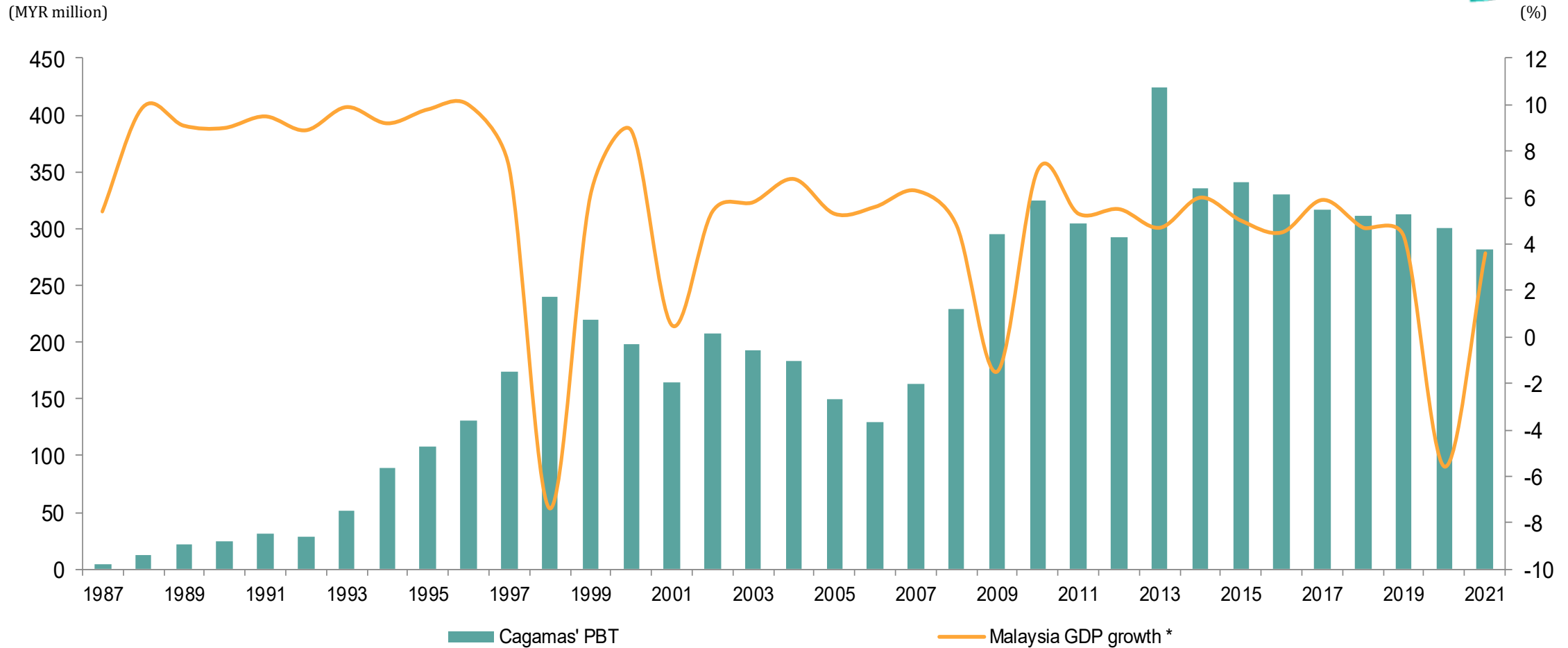
Total Capital Ratio

(%)



SOUND AND RESILIENT PROFITABILITY

Strong and resilient profits since its inception, demonstrating that business is managed in both prudent and profitable manner



SECTION 6

CREDIT STRENGTH



KEY CREDIT STRENGTH

Strong Shareholding Structure

Global Rating of A3 by Moody's equal to Malaysia's Sovereign Rating

Systemically Important to Domestic Financial System

Experienced Board of Director

Strong Risk Management Framework

Robust Asset Quality and Solid Capitalization

Establishing New Products for Market Development

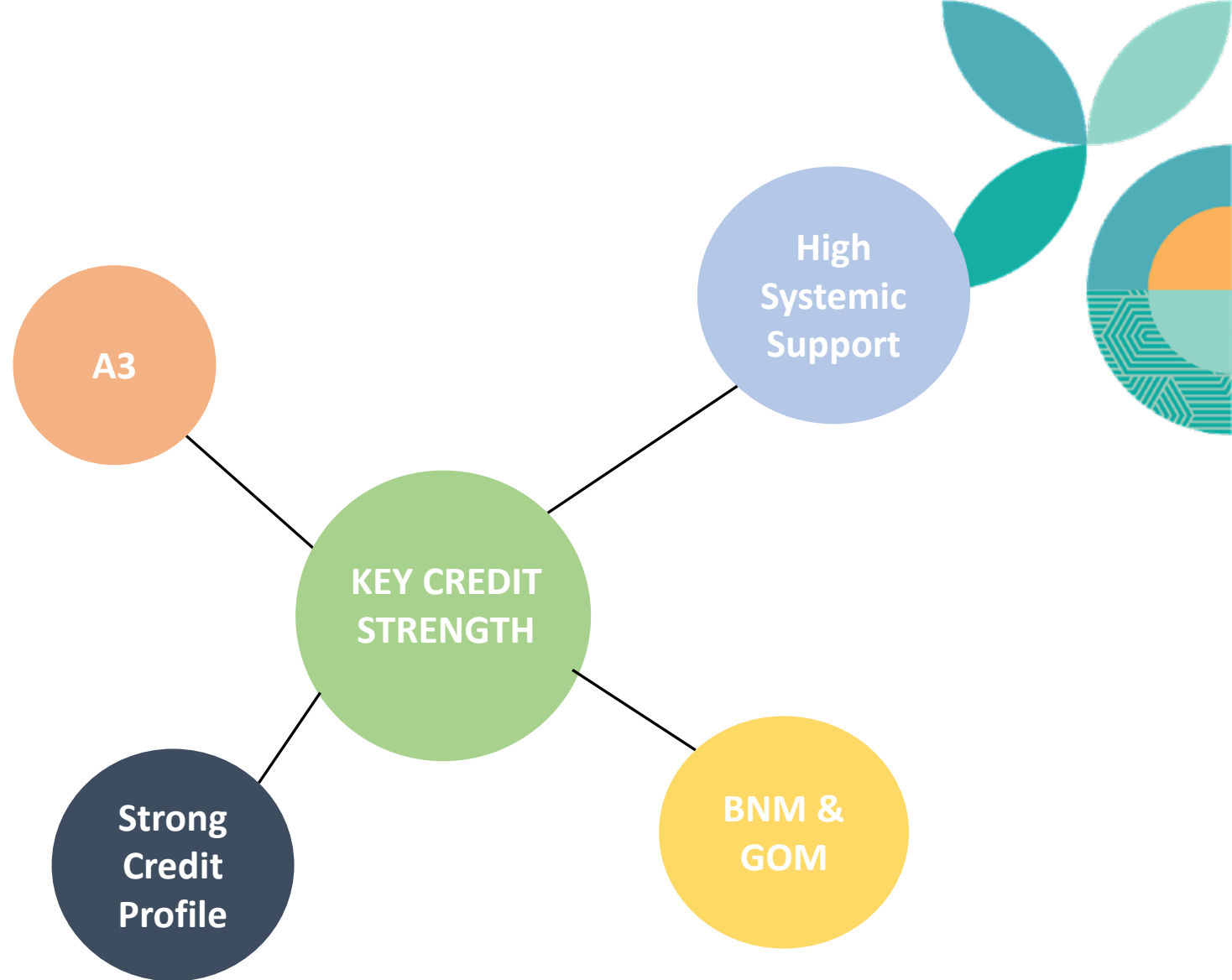
Strategic Business Model

Sound and Resilient Financial Profile



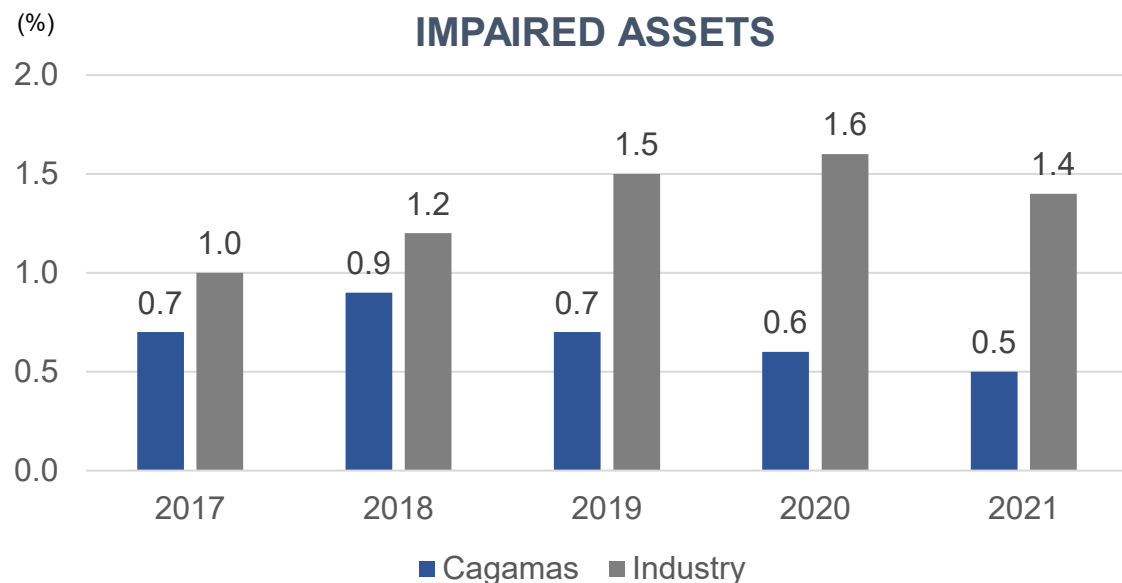
KEY CREDIT STRENGTH

- **Sovereign Equivalent Rating**
- **Special policy role**
 - ✓ Supporting the national objective to increase home ownership & promote development of Malaysia debt capital market
- **High systemic importance in Malaysian financial sectors**
 - ✓ Significant linkages with other financial institutions and prominent role in the debt capital market
- **Close linkages with BNM and the Government**
- **Strong Capitalisation**
- **Good Asset Quality**
- **Stable Profitability**

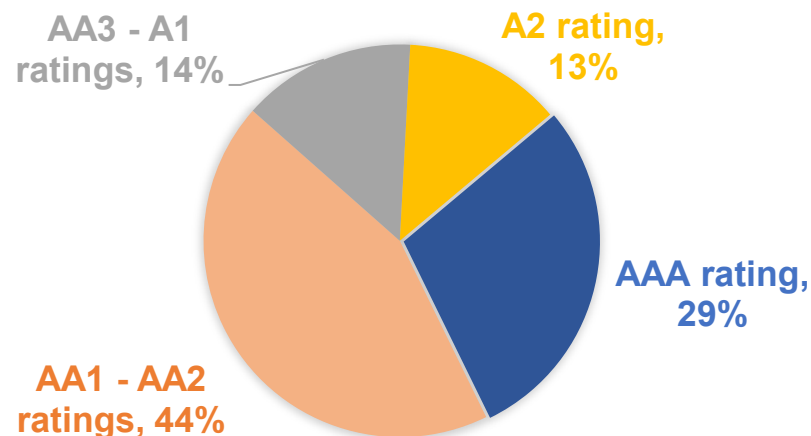


ROBUST ASSET QUALITY

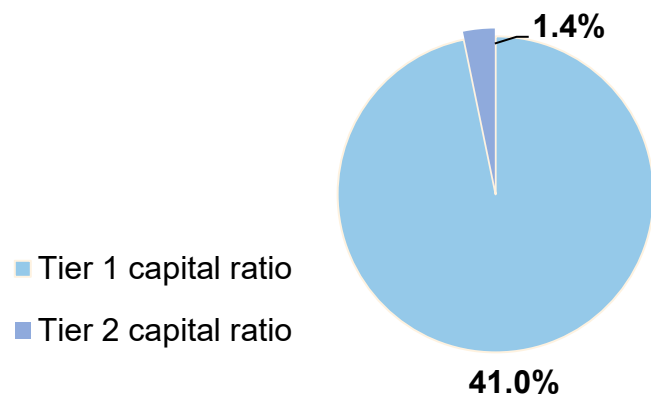
Cagamas' asset quality is robust, premised on its exposure to highly rated PWR counterparties and the provision of loans/ financings with non-discretionary salary deduction at source as a key feature of its PWOR portfolio



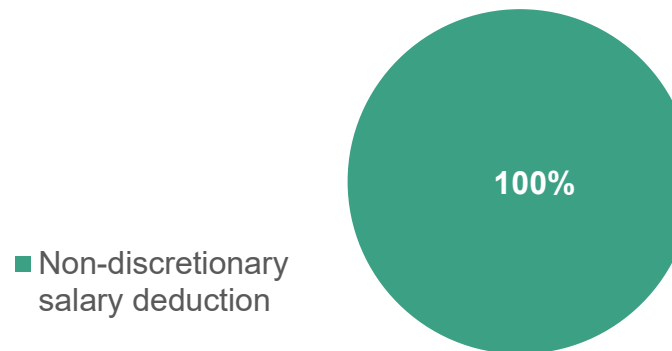
COUNTERPARTIES EXPOSURE FOR PWR ASSETS



TOTAL CAPITAL RATIO: 42.4%



COLLECTION EXPOSURE FOR PWOR ASSETS



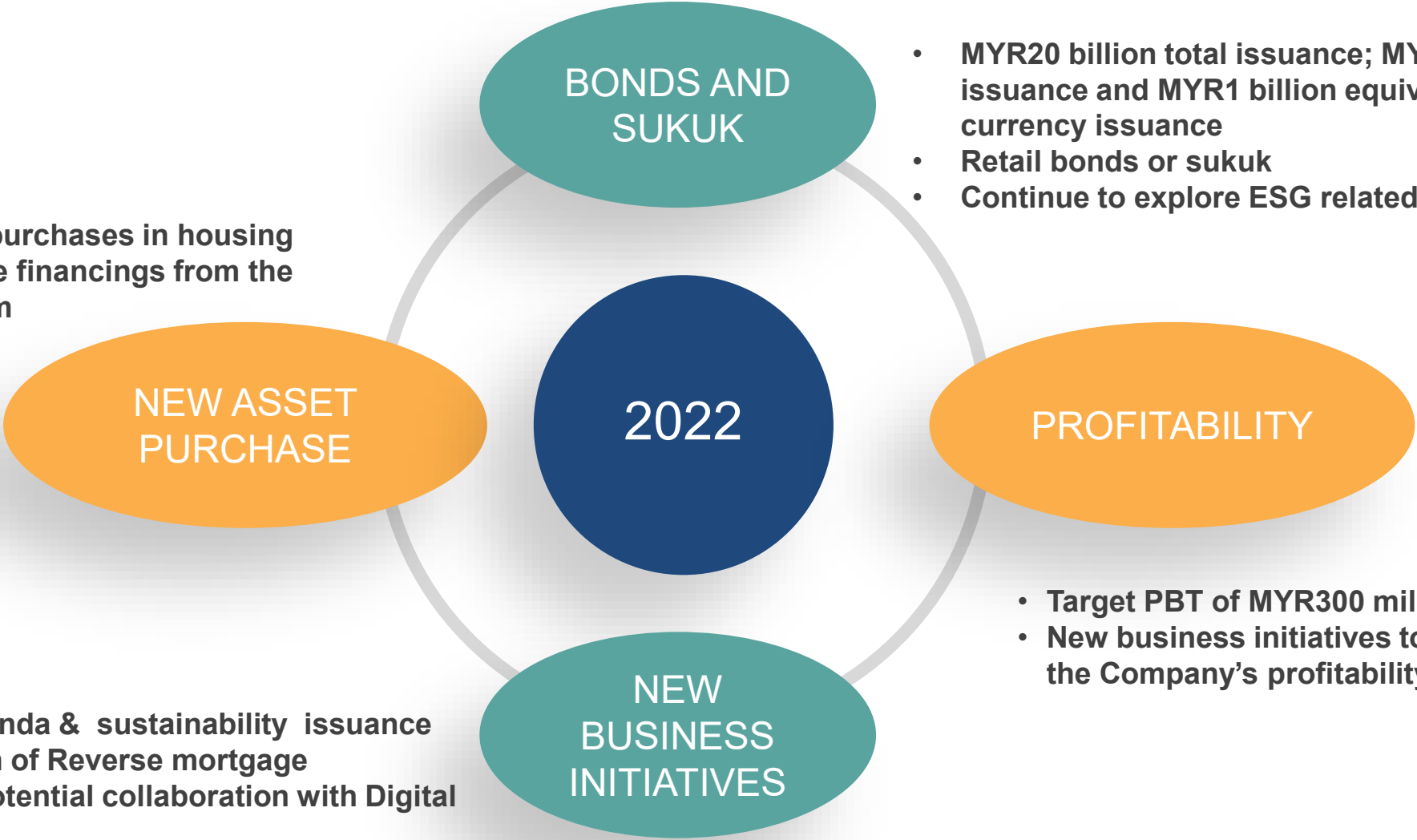
SECTION 7

2022 OUTLOOK



2022 BUSINESS TARGETS & PROJECTIONS

MYR15 billion purchases in housing loans and home financings from the financial system



- MYR20 billion total issuance; MYR19 billion onshore issuance and MYR1 billion equivalent of foreign currency issuance
- Retail bonds or sukuk
- Continue to explore ESG related issuance

NEW ASSET PURCHASE

- Green agenda & sustainability issuance
- Expansion of Reverse mortgage
- Explore potential collaboration with Digital Banks

2022

NEW BUSINESS INITIATIVES

PROFITABILITY

- Target PBT of MYR300 million
- New business initiatives to drive and support the Company's profitability



TIMELINE

2021

- Launched Malaysia's first Reverse Mortgage product

2020

- Issued Malaysia's first ASEAN Sustainability SRI Sukuk for affordable housing
- Issued Company's first Sustainability Bonds for SMEs
- Launched Digital Skim Rumah Pertamaku

2018

- Issued first USD Floating Rate Note

2017

- Issued first AUD Floating Rate Note
- Reopening of first dual tranche

2015

- Provided guarantee under Skim Perumahan Belia (Youth Housing Scheme)
- Issued inaugural SGD bonds and SGD Sukuk
- Establishment MYR20 billion ICP and CP Programmes

2014

- Established USD2.5bn Conventional and USD2.5bn Sukuk Issuance Multi-Currency MTN Programme
- Issued inaugural CNH, USD and HKD bonds
- Completed first RMB denominated bonds settlement via RENTAS

2012

- Issued Sukuk Wakalah Bil Istithmar

2011

- Provided guarantee under Skim Rumah Pertamaku (My First Home Scheme)

2010

- Established MYR5 billion ICP IMTN
- Issued world's first Sukuk Al-Amanah Li Al-Istithmar

2008

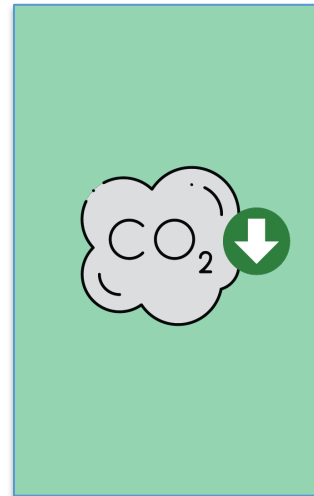
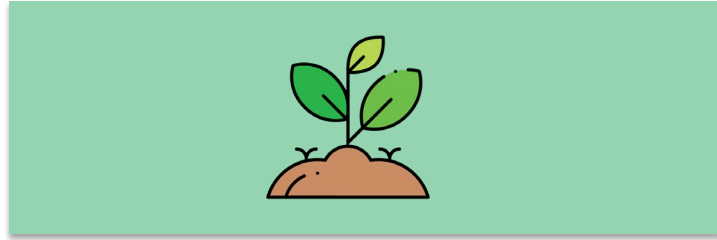
- Launched Mortgage Guarantee Programme
- Issued Sukuk Commodity Murabahah

2007

- Executed ASEAN's first synthetic securitization of small and medium enterprise loans
- Issued secured credit linked notes
- Established ASEAN's largest funding programme via MYR60 billion CP MTN Programme

2005

- Issued world's first rated Sukuk Musyarakah RMBS



2004

- Launched Securitisation of Government staff housing loans
- Issued Malaysia's first Residential Mortgage-Backed Securities (RMBS)



1999

- Launched Purchase without Recourse

1998

- Purchased staff housing loans from selected corporations
- Purchased Hire purchase and leasing debts

1994

- Purchased Islamic house financing
- Issued world's first Sukuk Mudharabah

1992

- Purchased Housing loans on floating rate basis
- Issued first floating rate bonds

1987

- Launched Purchase with Recourse
- Purchased Housing loans on fixed rate basis
- Issued first fixed rate bonds

Awards and Accolades

 <p>Top Issuance - Conventional</p> <p>YEAR 2021</p>	 <p>GIFA Market Leadership Award (Islamic Securitization)</p> <p>YEAR 2021</p>	 <p>Islamic Issuer of the Year – Quasi-Sovereign</p> <p>YEAR 2021</p>	 <p>Best ASEAN Sustainability SRI Sukuk – Quasi-Sovereign (Best in Sustainable Finance)</p> <p>YEAR 2021</p>	 <p>Best ASEAN Sustainability SRI Sukuk – Quasi-Sovereign (Best Deals by Country)</p> <p>YEAR 2021</p>	 <p>Best Quasi-Sovereign Sukuk</p> <p>YEAR 2020</p> <p>500 million Ringgit Commodity Murabahah Sukuk</p>	 <p>YEAR 2020</p> <p>GIFA Special Awards (Islamic Financial Advocacy)</p>	 <p>YEAR 2020</p> <p>GIFA Excellence Awards (Islamic Securitisation)</p>
 <p>Islamic Issuer of the Year-Quasi-Sovereign</p> <p>YEAR 2020</p>	 <p>YEAR 2020</p> <p>Top Traded Amount-Conventional</p>	 <p>Islamic Finance Advocacy Award (Capital Market)</p> <p>2019</p>	 <p>Islamic Issuer of the Year-Quasi-Sovereign</p> <p>2019</p>	 <p>Top Issuance - All</p> <p>Top Traded Amount - Conventional</p> <p>2019</p>	 <p>Best Local Currency Sukuk</p> <p>2019</p> <p>1.5 billion Ringgit Commodity Murabahah Sukuk</p>	 <p>Islamic Issuer of the Year-Quasi-Sovereign</p> <p>2018</p>	 <p>Best Quasi-Sovereign Sukuk</p> <p>2018</p> <p>Cagamas Dual Re-opening of Three-Year 475 Million Ringgit Sukuk And 525 Million Ringgit Sukuk</p>
 <p>Top Bond Issuer - Conventional Top Traded Amount - Overall Top Traded Amount -Conventional</p> <p>2018</p>	 <p>Islamic Finance Advocacy Award (Capital Market)</p> <p>2018</p>	 <p>Best Local Currency Sukuk</p> <p>2017</p> <p>375 Million Ringgit Commodity Murabahah Sukuk</p>	 <p>Best Islamic Issuer-Quasi-Sovereign</p> <p>2017</p>	 <p>Outstanding Contribution for the Development of Shariah-Compliant Mortgage Securitisation</p> <p>2016</p>	 <p>Islamic Finance Advocacy Award (Institutional)</p> <p>2016</p>	 <p>Emas Status</p> <p>2016</p> <p>Cagamas USD2.5 billion Multicurrency Sukuk Issuance Programme</p>	 <p>Top Trade Amount Overall Top Trade Amount Conventional Top Trade Amount Islamic</p> <p>2016</p>

Disclaimer

THIS PRESENTATION IS BEING MADE TO YOU ON THE BASIS THAT YOU HAVE CONFIRMED AND REPRESENTED THAT YOU ARE NOT RESIDENT IN THE UNITED STATES.

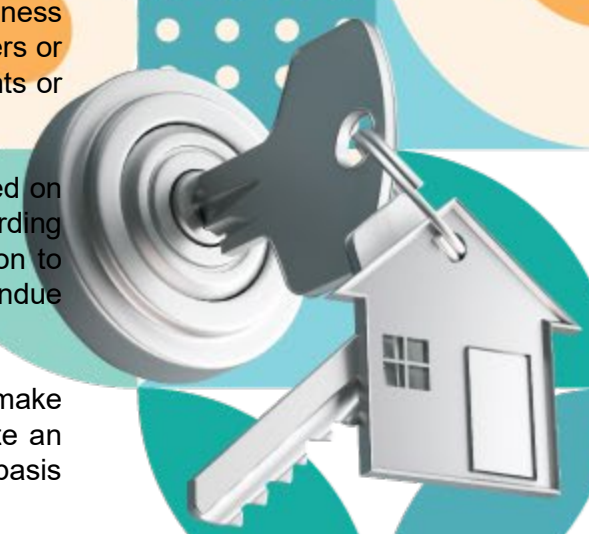
This presentation is confidential and has been prepared by Cagamas Berhad (Registration No. 198601008739 (157931-A) (“**Cagamas**”) for selected recipients for information purposes only and may not be retransmitted, reproduced or distributed to any other person or published in whole or in part, for any purpose. In particular, neither this presentation nor any copy of it may be taken or transmitted into the United States, its territories or possessions, or distributed, directly or indirectly, in the United States, its territories or possessions. Any failure to comply with this restriction may constitute a violation of U.S. securities laws.

The information in this presentation is subject to verification, completion and change. No representation or warranty, express or implied, is made or given by or on behalf of Cagamas or any of its shareholders, directors, officers or employees or any other person as to the accuracy, completeness or fairness of the information or opinions contained in this presentation. Neither Cagamas nor any of its respective shareholders, directors, officers or employees nor any other person accepts any liability whatsoever for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection therewith.

Certain statements contained in this presentation may be statements of future expectations and other forward-looking statements that are based on third party sources and involve known and unknown risks and uncertainties. Forward-looking statements contained in this presentation regarding past trends or activities should not be taken as a representation that such trends or activities will continue in the future. There is no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. You should not place undue reliance on forward-looking statements, which speak only as of the date of this presentation.

Any securities, financial instruments or strategies mentioned herein may not be suitable for all investors. The recipient of this presentation must make its own independent decision regarding any securities or financial instrument. This presentation does not, in any matter whatsoever, constitute an offer or invitation to sell, or any solicitation of any offer to subscribe for or purchase, any securities and nothing contained herein shall form the basis of any contract or commitment whatsoever. In particular, it does not constitute an offer or invitation to subscribe for or purchase any securities.

Cagamas does not intend to register any portion of any proposed offering in the United States or to conduct a public offering of any securities in the United States.





THE END

Cagamas Berhad

Registration No. 198601008739 (157931-A)

Level 32, The Gardens North Tower, Mid Valley City,
Lingkaran Syed Putra, 59200 Kuala Lumpur,
Malaysia.

TEL : +603-2262 1800

FAX : +603-2282 9125

E-MAIL : info@cagamas.com.my

WEBSITE : www.cagamas.com.my



LIVING IN A BRIGHTER FUTURE