



Eskan Bank Realty Income Trust (the “Trust”)

A real estate investment trust operating as a retail collective investment undertaking registered with the Central Bank of Bahrain as a Trust under Registration No. FT/11/002/16

Date: 10 May 2020

Supplement to the Prospectus dated 15 November 2016

This supplemental document should be read in conjunction with the original Prospectus dated 15 November 2016 and is following an announcement issued on Bahrain Bourse on 7th April 2020 related to the resignation of SICO B.S.C (c) as Sub-Investment Manager of the Trust.

1. The defined term of “Sub-Investment Manager” within section **(1) Definitions and Abbreviations** is hereby deleted.
2. The defined term of “Sub-Investment Manager” within section **(3) Summary of Offering** is hereby deleted.
3. Sub-paragraph (a) within the defined term of “Investment Management Fees and Performance Incentive” of section **(3) Summary of Offering** is hereby deleted and replaced with the following text: *(a) BHD 15,000 per annum if the Trust’s Gross Asset Value over a trailing 12-month period is below or equal to BHD 25,000,000; or*
4. The last paragraph within the defined term of “Investment Management Fees and Performance Incentive” within section **(3) Summary of Offering** that reads “*The Sub-Investment Manager shall not be separately entitled to fees and shall share in the Investment Management Fees in accordance with an agreement between the Investment Manager and such Sub-Investment Manager.*” is hereby deleted.
5. The description of Sub-Investment Manager within section **(4) The Trust**; sub-section **(4.1) Structure of the Trust** and **Exhibit 1: Details of the Trust** is hereby deleted.
6. The text that reads “The Investment Manager has also appointed the Sub-Investment Manager to assist in the management of the Trust.” within section **(4) The Trust**; sub-section **(4.10) Key Strengths** and under heading **Experienced Investment Manager and Sub-Investment Manager** is hereby deleted.
7. The heading of **Experienced Investment Manager and Sub-Investment Manager** within section **(4) The Trust**; sub-section **(4.10) Key Strengths** is hereby deleted and replaced with the following text: **Experienced Investment Manager.**



8. Sub-paragraph (a) within sub-section **(9.2.3) Fees Payable to the Investment Manager** within sub-section **9.2 The Investment Manager** of section **(9) Trust Governance** is hereby deleted and replaced with the following text: “(a) *BHD 15,000 per annum if the Trust’s Gross Asset Value over a trailing 12-month period is below or equal to BHD 25,000,000; or*”.
9. Sub-section **(9.3) The Sub-Investment Manager** of section **(9) Trust Governance** is hereby deleted in full.
10. Any reference to the Sub-Investment Manager within Sub-section **(13.3) Notice of Meeting of Unitholders** is hereby deleted.
11. Any reference to the Sub-Investment Manager within Sub-section **(24.10) Post-Offer Trading** is hereby deleted.
12. The reference to the Sub-Investment Manager within section **(25) Trustee, Investment Manager, Key Advisors, and Third Parties** is hereby deleted.
13. The reference to the Sub-Investment Manager Agreement within section **(28) Documents Available for Inspection** is hereby deleted.