

On behalf of : Eskan Bank Realty Income Trust

Reference No. : 2023/12/014

Date of Issue : 23-Dec-2023

The document provides a summary of key details and assumptions contained within 2023/12/014. A report providing the fair value of Danat Al Madina.

The document should not be relied upon in isolation and should be read in conjunction with the full valuation report.

### PROPERTY VALUATION CERTIFICATE – DANAT AL MADINA

Valuation Date	23 Dec 2023		
Purpose of Valuation	Financial Audit		
Scope of work	Inspection and valuation of subject property. For further information, please refer to the final report, Scope of Work section.		
Valuation Approach	Income Approach		
Method of Valuation	Investment Method ( Discounted Cash Flow)		
Basis of Value	Fair value		
Property Type	Commercial Units		
Title deed number	196807	155863	155898
Registration number	08021383	08019675	08019676
Current Status	Office Development	Mixed-Use Dev.	Mixed-Use Dev.
Plot Area (m <sup>2</sup> )	1,115.20	10,230.0	17,669.0
	Total		29,014.20
Property Address	Buildings on Al Quds and Muscat Avenue, Block 812 in Isa Town, Kingdom of Bahrain		
Location coordinates	26°10'17.0"N 50°33'01.5"E		
Leasable Area (m <sup>2</sup> )	10,575		
Classification	Public Services and Utilities Area (PS)		
Occupancy (Office)	93.00% leased		
Occupancy (Retail)	88.64% leased		
Accommodation	Retail and office units		
Age	Built in 2015		
Access roads	Two properties on 4 roads and one with 1 access road		
Property Value	<b>BD4,440,000.00</b> (Bahraini Dinar Four Million Four Hundred Forty Thousand Only)		

