

On behalf of : Eskan Bank Realty Income Trust

Reference No. : 2023/12/015

Date of Issue : 23-Dec-2023

The document provides a summary of key details and assumptions contained within 2023/12/015. A report providing the fair value of Segaya Plaza.

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

PROPERTY VALUATION CERTIFICATE – SEGAYA PLAZA

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	Building
Title deed number	057505
Registration number	03082091
Current Status	Mixed-Use Development
Plot Area (m ²)	5,469.30
Property Address	Building 93 on Road 3201, Block 332 in Manama / Bu Ashirah, Kingdom of Bahrain
Location coordinates	26°10'17.0"N 50°33'01.5"E
Leasable Area (m ²)	15,893
Classification	Mixed-use Buildings - D with commercial interfaces* (BD*)
Occupancy (Apartment)	98.10% leased
Occupancy (Retail)	60.00% leased
Accommodation	105 Apartment units and 15 retail units
Age	Built in 2013
Access roads	Three roads with 1 lane
Property Value	BD6,170,000.00 (Bahraini Dinar Six Million One Hundred Seventy Thousand Only)

