

On behalf of: Eskan Bank Realty Income Trust

Reference number: 2023/06/048

Date of Issue: 09-July-2023

The document provides a summary of key details and assumptions contained within 2023/06/048. 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 Summary – Segaya Plaza

| | |
|------------------------------|--|
| Valuation Date | 09/07/2023 |
| 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 | Traditional Investment Method (term & reversion) |
| Basis of Value | Investment value – Existing Use |
| Property Type | Building |
| Title deed number | 57505 |
| Registration number | 03082091 |
| Property Address | Building 93, road 3201, block 332 Bu Asheera , Kingdom of Bahrain |
| Location coordinates | 26.212279, 50.576399 |
| Plot Area (sq. m.) | 5,469.30 |
| Leasable Area (sq. m.) | 15,894.00 |
| Classification | Investment Apartment Block Areas -D* (BD*) |
| Occupancy (Residential Unit) | 89% leased |
| Occupancy (Retail) | 93% leased |
| Access roads | 3 roads and 1 lane |
| Property Value | BD7,000,000.00 (Bahraini Dinar Seven Million only) |

