

On behalf of: Eskan Bank Realty Income Trust

Reference number: 2023/06/049

Date of Issue: 09-July-2023

The document provides a summary of key details and assumptions contained within 2023/06/049. 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 Summary – Danat Al Madina

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	196807 – 155863 - 155898
Registration number	03021383 – 08019675 - 08019676
Property Address	Muscat Avenue, block 812, Isa Town, Kingdom of Bahrain
Location coordinates	26.170682, 50.550299
Plot Area (sq. m.)	1115.20 – 10320.00 – 17669.00
Leasable Area (sq. m.)	11,098.00
Classification	PS
Occupancy (Office)	90% leased
Occupancy (Retail)	47% leased
Property Value	BD5,000,000.00 (Bahraini Dinar Five Million only)

