



ESKAN BANK REALTY INCOME TRUST (THE “TRUST”)

Minutes of the Annual General Meeting of Unitholders of the Trust held on Sunday, 27 April 2025 at 10.00 A.M in Bahrain Bourse Auditorium, Manama, Kingdom of Bahrain (the “Meeting”)

IN ATTENDANCE:

Members of the Board of Directors of the Trust:

1. Wajdi Al Jallad (**Chairman**)
2. Nandakumar Narasimhan
3. Muhammad Saeed Butt

Central Bank of Bahrain:

Represented by Abdulla Basri -Financial Institutions Supervision Directorate

Keypoint Trust B.S.C (c) as Trustee of the Trust

Represented by Wajdi Al Jallad-Managing Director

Eskan Bank B.S.C (c) as Investment Manager to the Trust:

Represented by Mr. Ahmad Tayara - Chief Business Officer & Deputy General Manager (video conference)

Bahrain Bourse:

Represented by Ms. Noora Mohamed Almahmeed of the Listing and Disclosure Department

Bahrain Clear B.S.C.(C) as Registrar to the Trust:

Represented by Noor Sadeq Alhajari - Senior Administrator of Central Registry

Ernst & Young Middle East as External Auditor to the Trust:

Represented by Haroon Shahban - Director

Savills as Property & Facility Managers to the Trust:

Represented by Mr. Mark Gravener – Associate Director

The Chairman welcomed all those present.

IT WAS NOTED that the Unitholders present at the Meeting represented 70.08% or 138,751,752 units in the Trust.

The Chairman noted that a quorum was present and that the Meeting was properly convened and duly declared the Meeting open.

The Chairman proposed to consider each of the agenda items as specified in the previously circulated Meeting notice and agenda. After reading the materials, the following resolutions were passed:

1. **Read and approve the minutes of the previous Annual General Meeting held on 28th March 2024.**

IT WAS RESOLVED that the minutes of the previous Annual General Meeting held on 28th March 2024, be and are hereby approved.

2. **Review and approval of the Board's report on the Trust's operations and its financial position for the year ended 31 December 2024.**

IT WAS RESOLVED that the Board of Directors' report on the Trust's operations and its financial position for the year ended 31 December 2024, be and is hereby approved.

3. **Receive the External Auditor's report for the year ended 31 December 2024.**

IT WAS RESOLVED that the External Auditor's report for the year ended 31 December 2024, be and is hereby approved.

4. **Acknowledgement of the Shari'a Supervisory Board report for the year ended 31 December 2024.**

IT WAS RESOLVED that the Shari'a Supervisory Board report for the year ended 31 December 2024, is hereby acknowledged and approved.

5. **Review and approval of audited financial statements for the year ended 31 December 2024.**

IT WAS RESOLVED that the audited consolidated financial statements for the Trust for the year ended 31 December 2024, be and is hereby approved.

6. **Relieving the Board Directors of any liability arising from their acts during the year ended 31 December 2024.**

IT WAS RESOLVED to approve that the Board of Directors be relieved of any liability arising from their acts during the year ended 31 December 2024.

7. **Re-appointment of members of the Shari'a Supervisory Board for the financial year ending 2024 and authorization of the Board of Directors to determine their remunerations.**

IT WAS RESOLVED that the reappointment of the members of the Shari'a Supervisory Board for the financial year ending 2025 and authorization of the Board of Directors to determine their remuneration, be and is hereby approved.

8. **Appointment/re-appointment of External Auditors for the financial year ending 2025 and authorization of the Board of Directors to determine their remunerations.**

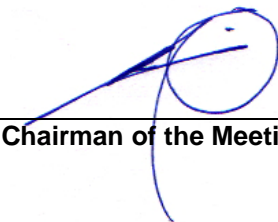
IT WAS RESOLVED that the re-appointment of Ernst & Young Middle East as the external auditors for the financial year ending 2025 and authorization of the Board of Directors to determine their remunerations, be and is hereby approved.

9. Any other business for discussion, with the approval of the Unitholders present at the meeting.

The Chairman updated the Unitholders that the Trust had announced a distribution of 3 Bahraini Fils per unit (equating to a yield of 3%) for period from 1 January 2024 to 31 December 2024 (the “**Distribution**”) to the Unitholders of the Trust. The Chairman further informed that the regulatory approval was received for the above Distribution and payment of Distribution will be made to the Unitholders on 11th May 2025.

The Chairman confirmed that all agenda items had been addressed and asked whether the Unitholders had any further questions. No further questions were asked, and the Chairman expressed thanks to all those for their participation and their continued support.

There being no further business, the Chairman declared the Meeting closed at 10.15 A.M



Chairman of the Meeting

27 April 2025
Date signed