



ESKAN BANK REALTY INCOME TRUST (THE "TRUST")

Minutes of the Annual General Meeting of Unitholders of the Trust held on
Thursday, 30 April 2026 at 11.00 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**) (via video conference call)
2. Nandakumar Narasimhan
3. Mohamed Abdulla Abdulrahim

Central Bank of Bahrain:

Represented by Ms. Amina Yousif – Investment Business Supervision Directorate

Represented by Ms. Rayyan Ali - Capital Markets Supervision Directorate

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

Represented by Ms. Ambika Shetty – Executive Manager

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

Represented by Ms. Fatima Al Ansari - Senior Manager, Investment

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 Abdulla Abdin – Chief Operating Officer

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 – Head of Property & Facilities Management

The Chairman welcomed all those present.

IT WAS NOTED that the Unitholders present at the Meeting represented 74.18% or 146,869,252 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 27th April 2025.**

IT WAS RESOLVED that the minutes of the previous Annual General Meeting held on 27th April 2025, 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 2025.**

IT WAS RESOLVED that the Board of Directors' report on the Trust's operations and its financial position for the year ended 31 December 2025, be and is hereby approved.

- 3. Receive the External Auditor's report for the year ended 31 December 2025.**

IT WAS RESOLVED that the External Auditor's report for the year ended 31 December 2025, be and is hereby approved.

- 4. Acknowledgement of the Shari'a Supervisory Board report for the year ended 31 December 2025.**

IT WAS RESOLVED that the Shari'a Supervisory Board report for the year ended 31 December 2025, is hereby acknowledged and approved.

- 5. Review and approval of audited financial statements for the year ended 31 December 2025.**

IT WAS RESOLVED that the audited consolidated financial statements for the Trust for the year ended 31 December 2025, be and is hereby approved.

- 6. Relieving the Board Directors of any liability arising from their acts during the year ended 31 December 2025.**

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 2025.

- 7. Ratify the appointment of Mr. Mohamed Abdulla Abdulrahim as a member of the Board of directors of the Trust, representing Eskan Bank B.S.C.(C), Investment Manager of the Trust, replacing Mr. Muhammed Saeed Butt with effect from November 2025. The above change in board of directors has been approved by the Central Bank of Bahrain.**

IT WAS RESOLVED to ratify the appointment of Mr. Mohamed Abdulla Abdulrahim as a member of the Board of directors of the Trust, representing Eskan Bank B.S.C.(C), Investment Manager of the Trust, replacing Mr. Muhammed Saeed Butt with effect from November 2025. It was noted that above changes in the board of directors was approved by the Central Bank of Bahrain.

8. Re-appointment of members of the Shari'a Supervisory Board for the financial year ending 2026 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 2026 and authorization of the Board of Directors to determine their remuneration, be and is hereby approved.

9. Appointment/re-appointment of External Auditors for the financial year ending 2026 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 2026 and authorization of the Board of Directors to determine their remunerations, be and is hereby approved.

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

A Unitholder enquired about the performance of the Trust Properties and whether any additional properties may be added to the Trust in the future.

Nandakumar updated the Unitholders that the reduction in the value of the Trust Properties was mainly attributable to a reduction in occupancy levels, and that the Investment Manager and the Property Manager are taking the necessary steps to improve occupancy and rental collections. Fatima Al Ansari updated the Unitholders that the Investment Manager is open to exploring opportunities to add further properties to the Trust in the future.

A Unitholder enquired about the Trust's announcement of a distribution of 2.5 Bahraini fils per unit (equating to a yield of 2.5%) for the period from 1 January 2025 to 31 December 2025 (the "Distribution"), and noted that the Distribution was lower than the previous distribution made by the Trust.

Fatima Al Ansari updated the Unitholders that the reduction in the Distribution was mainly due to the write-off of certain legacy receivables, in respect of which legal action had been taken and for which there are no recovery prospects. Fatima Al Ansari further updated the Unitholders that the Trust is focused on strengthening the performance of the Trust Properties through proactive leasing strategies, prudent expense management and ongoing engagement with tenants, which is expected to minimise the impact on the valuation of the Trust Properties and future distributions.

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 10.20 A.M



Chairman of the Meeting

30 April 2026
Date signed