

ASK REAL ESTATE

Valuation Report of Retail Component of Danaat Al Madina Project in Isa Town- Kingdom of Bahrain.

Prepared under instruction of **Eskan Bank Realty Income Trust (EBRIT)**



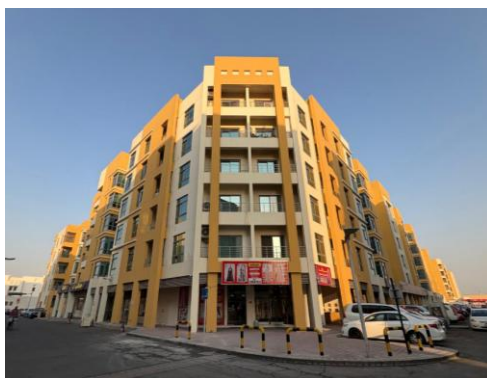
Reference No:	ASK/EB/PV/2025/0006		
Valuation Date:	31st of December 2025.		
Date of Issue:	4th of December 2025.		
Title Deed No:	196807.	155863.	155898.
Plot Number	08021383.	08019675.	08019676.

Contact details

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Executive summary

The executive summary below must be used in conjunction with the valuation report to which it forms part and is subject to the assumptions, caveats and basis of valuation stated herein and should not be read in isolation.



Address	Buildings on Al Quds and Muscat Avenue, Block 812 in Isa Town, Kingdom of Bahrain.		
Title Deed No.	196807.	155863.	155898.
Plot Number	08021383.	08019675.	08019676.
Plot Size	1,115.2 square meters	10,230 square meters	17,669 square meters
Description	Retail shops.		
Valuation considerations	<ul style="list-style-type: none"> • Market analysis and supporting information. • Capitalisation rates, rentals, and sales evidence. • Recordal of data sources, key assumptions and limiting conditions applicable to the valuation. 		
Report Reliance	This valuation report has been prepared for the Client and no person is entitled to rely on the valuation for any purpose other than what its intended for. If our opinion of value is disclosed to persons other than the addressee of this report, the basis of valuation along with the assumptions should be stated and understood. We accept no liability to anyone for any improper or unauthorised reliance of this valuation.		
Valuation Purpose	Financial reporting.		
Valuation Date	4 th of December 2025.		
Fair Value	BHD 4,412,000 (Four million four hundred and twelve thousand Bahrain Dinars).		