

ASK REAL ESTATE

Valuation Report of Segaya Plaza on Plot No. 03082091, located in Manama / Buashirah - Kingdom of Bahrain.

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



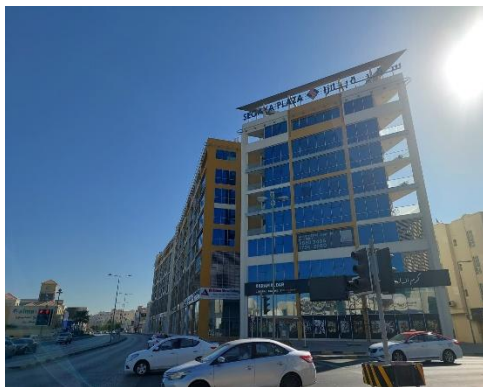
Reference No: ASK/EB/PV/2025/0007
Valuation Date: 31st of December 2025.
Date of Issue: 4th of December 2025.
Title Deed No: 57505.

Contact details

-  ESKAN BANK B.S.C (CLOSED); P.O Box: 5370, Almoayyed Tower, Al Seef District, Manama, Bahrain; Isa Alzayani; 17 567 895; Isa.Alzayani@eskanbank.com.
-  ASK Real Estate W.L.L; Suite 2, Level 8, GFH Tower, Building 1411, Road 4626, Block 346, Bahrain Financial Harbour District; Shinu Devasia K; +973 3500 5841, shinu@askre.com.

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	Building 93, Road 3201, Block 332, Manama / Buashirah, Muharraq Governorate, Kingdom of Bahrain.
Title Deed No.	57505.
Plot Number	03082091.
Plot Size	5,469.3 square meters
Description	Mixed-use building.
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 on this valuation.
Valuation Purpose	Financial reporting.
Valuation Date	4 th of December 2025.
Fair Value	BHD 6,176,000 (Six million, one hundred and seventy-six thousand Bahrain Dinars).