



Eskan Bank Realty Income Trust

(The “Trust”)

Date: 24 August 2021

Notice convening the Ordinary General Meeting of Eskan Bank Realty Income Trust

The Directors of the Trust are pleased to invite the Unitholders to attend the Trust’s Ordinary General Meeting to be held at 10:00 A.M on Thursday, 16 September 2021, through Zoom Video Conference, in the absence of a quorum, a second meeting will be held on Thursday, 30 September 2021 at 10:00 A.M through Zoom Video Conference to discuss and approve the following agenda:

Ordinary General Meeting Agenda:

- 1) Approve to change the requirement of semi-annual audit of the financial statements of the Trust to semi-annual review of the financial statements of the Trust by the auditors.
- 2) Approve to remove the requirement for the mid-year valuation and carryout a valuation of the Trust properties only at the end of the financial year.
- 3) Approve the rental relief package to tenants of Danaat Al Madina (retail and office) and Segaya Plaza (retail) as a result of the recent COVID-19 restrictions on commercial establishments during the period between 27 May and 1 July 2021.

Many businesses were impacted by the recent closures and restrictions, which took place between 27 May and 1 July 2021, resulting from the rising cases due to the COVID-19 pandemic. As such, the Property Manager has recommended that a relief package be provided to tenants.

In line with the directives of the Government of Bahrain, and the recommendation of the Property Manager, the Trust Management has come up with the following options. These options are presented to the Unitholders of the Trust, as this relief package would ultimately have an impact on the yield. It is important to note that tenants have suffered greatly due to the COVID-19 pandemic, resulting in some business closures, and uncertainty going forward. If no relief package is provided, we may lose tenants, which would have a more adverse impact on the yield considering that it has become difficult to gain new tenants due to current market conditions. Therefore, it is justified to offer a relief package in order to maintain tenant retention and avoid the accumulation of arrears and ultimately driving them to bankruptcy.




The relief package would include Danaat Al Madina retail and office space, and Segaya Plaza retail space. Furthermore, the package would be applied to tenants who are current on all their rental dues. For those who have committed to becoming current on rentals due, the package would be applied once they have cleared all dues and become current on their payments. However, on an exceptional basis the Investment Manager shall extend the relief to other tenants who are not current on rentals due, as recommended by the Property Manager. Furthermore, the relief would be applied during the current financial year ending 31 December 2021.

Unitholders are requested to vote on the following COVID-19 relief package scenarios:

Scenario	Proposal	Impact on expected annualized yield (2021)
1	Waiver of one and a half months rent to all tenants.	-0.470%
2	Waiver of 50% of one and a half months rent to all tenants.	-0.235%
3	Deferral of one and a half months of rent to all tenants	Nil
4	No waiver or deferral of rents.	Nil
5	Provide a combination of the options (1, 2, and 3) on a case-by-case basis after considering tenants' financial position and proven severity of the impact that can be supported with acceptable evidence.	Maximum of -0.470%

The yield will also be negatively impacted if rents are not collected as a result of tenants' worsened financial position. The Investment Manager recommends Option 5 as the most flexible and reasonable course of action as it is likely to optimize rent collection with lower impact on yield.

- 4) Any other business with the permission of the Chairman.



Mr. Wajdi Al Jallad
Chairman
Eskan Bank Realty Income Trust



To participate in the Ordinary General Meeting, Unitholders should follow the instructions below:

1. Please send an email request to Bahrain Clear (as Registrar) to participate in the General Meeting and attach a clear copy of your ID or Passport (either for the unitholder or his/her proxy) as well as the Proxy Form to registry@bahrainclear.com to verify the identity of the participator. This should be done at least 24 hours prior to the commencement of the General Meeting. Kindly mention in the same email your contact email address and phone number.
2. After receiving all the required documents and information, applicants will receive an email link from Bahrain Clear for ZOOM, to enable them to install the program on either their mobile phone or computer. Further information can be found on <https://www.bahrainbourse.com/resources/files/virtual%20agms%20guide.pdf>
3. Unitholders will be able to join the General Meeting through a link within ZOOM or through a link within the Bahrain Bourse website at <https://www.bahrainbourse.com/virtual-agm> . It is also a requirement to have both audio and video features switched on during the General Meeting.

We kindly request that Unitholders follow the instructions mentioned above in order to ensure the smooth convening of the General Meeting in accordance with the rules and regulations.



Accept the following points; Ordinary General Meeting Agenda	Tick the Box	
	Yes	No
1. Approve to change the requirement of semi-annual audit of the financial statement of the Trust to semi-annual review of the financial statements of the Trust by the auditors.		
2. Approve to remove the mid-year valuation and carryout a valuation of the Trust properties only at the end of the financial year.		
3. Approve the rental relief packages to tenants of Danaat Al Madina (retail and office) and Segaya Plaza (retail) as a result of the recent COVID-19 restrictions on commercial establishments during the period between 27 May and 1 July 2021. Unitholders are requested to vote on the following COVID-19 relief package scenarios:		
• Waiver of one and a half months rent to all tenants.		
• Waiver of 50% of one and a half months rent to all tenants.		
• Deferral of one and a half months rent to all tenants.		
• No waiver or deferral of rents.		
• Provide a combination of the options (1, 2, and 3) on a case-by-case basis after considering tenants' financial position and proven severity of the impact that can be supported with acceptable evidence.		
4. Any other business with the permission of the chairman.		

Proxy Form

I, the undersigned _____ as a unitholder of Eskan Bank Realty Income Trust have hired Mr / Mrs. _____ to attend and vote on my behalf at the Ordinary General Meeting of the Trust that will be held on Thursday, 16 September 2021 at 10.00 A.M or any adjourned meeting for any of them.

Date: _____ Signature _____
 Unitholder Number: _____
 Name of the Unitholder: _____
 Number of units: _____

Note:

1. Unitholders can obtain the copy of the proxy from the share registrar office Bahrain bourse at their office located in Bahrain Financial Harbor, Harbor Mall (fourth Floor)- Tel. 17108834 – Fax. 17228061- Email address: registrv@bahrainbourse.com.bh
2. Any unitholder whose name is registered in the unitholders' register of the Trust has the right to attend the meeting in person or to authorize another person to attend and vote on his behalf. Taking into consideration that the agent attending on behalf of the unitholders in not the chairman, member of the board or staff of the Trust.
3. The Deputation form should be submitted 24 hours before the meeting date.