

ESKAN BANK REALTY INCOME TRUST

ANNUAL REPORT 2020





**His Majesty King
Hamad bin Isa
Al Khalifa**

*The King of the
Kingdom of Bahrain*



**His Royal Highness
Prince Salman bin Hamad
Al Khalifa**

*The Crown Prince,
and Prime Minister of the
Kingdom of Bahrain*

Board of Directors of the Trust	Mr. Wajdi Al Jallad – Chairman (with effect from 31 December 2020) Mr. Muhammad Saeed Butt – Deputy Chairman Mr. Nandakumar Narasimhan (with effect from 31 December 2020) Mr. Bashar Al Bazian – Chairman (Resigned on 31 December 2020) Mr. Michael Roy Pankhurst (Resigned on 31 December 2020)
Registered Office	24th Floor NBB Tower PO Box 11718 Government Avenue Manama Kingdom of Bahrain
Principal Banker	Bahrain Islamic Bank B.S.C.
Trustee & Custodian	Keypoint Trust B.S.C.(c) (with effect from 31 December 2020) Crestbridge Bahrain B.S.C. (c) (Resigned on 31 December 2020)
Investment Manager	Eskan Bank B.S.C. (c)
Sub-Investment Manager	SICO B.S.C. (c) (Resigned on 31 March 2020)
Market Maker	SICO B.S.C. (c)
Registrar	Bahrain Clear B.S.C. (c)
Property Manager	Savills Middle East Co. S.P.C.
Administrator	SICO Fund Services B.S.C. (c) (Appointed on 1 March 2021) Keypoint Consulting W.L.L. (Resigned on 28 February 2021)
Paying Agent	Karvy Fintech (Bahrain) W.L.L.
Property Appraiser	Knight Frank Spain Saudi Arabia Real Estate Valuations Company
External Auditor	KPMG Fakhro Salman Manjlai, Partner P.O. Box 710, Manama, Kingdom of Bahrain
Shari'a Board	Dr. Sheikh Nezam Yacouby (Chairperson) Dr. Sheikh Abdulaziz Khalifa AlQassar (Vice Chairperson) Sheikh Abdunasser Al-Mahmood (Member)

CONTENTS

EBRIT in Brief	6
Chairman's Message	7
Investment Manager's Message	9
Directors' Report	11
Shari'a Supervisory Board Report	12
Independent Auditor's Report to the Unitholders	14
Consolidated Statement of Financial Position	18
Consolidated Statement of Income	19
Consolidated Statement of Changes in Unitholders	20
Consolidated Statement of Cash Flows	21
Notes to the Consolidated Financial Statements	22
Annexures	43
Annexure A: Consolidated Statement of Portfolio Investments, Receivables and Financing	44
Annexure B: Consolidated Statement of Financial Highlights	45
Annexure C: Additional Disclosures	46
Summary Valuation Reports	48
Corporate Governance	50



EBRIT IN BRIEF

The Trust is the first public Real Estate Investment Trust "REIT" in the Kingdom of Bahrain, which was listed on the Bahrain Bourse on January 2, 2017.

The Trust's primary objective is to maximize stable Shari'ah compliant income generation for the unitholders with a long-term approach and risk adjusted manner.

198,000,000 units with a nominal value of BD 0.100 per unit and a net asset value of BD 0.0626 per unit.

The Trust invests primarily in income-generating properties in the Kingdom of Bahrain.

EBRIT currently comprises of two income-generating and unleveraged properties:

- Segaya Plaza, a mixed retail and residential property in Manama with 105 residential apartments and 15 retail outlets;
- Danaat Al Madina, a mixed-use property development in Isa Town with two office buildings and 44 retail units.

EBRIT targets a cash yield of over 6% (on the nominal unit value) annually, payable on a semi-annual basis.

EBRIT is registered as a Trust with the Central Bank of Bahrain.

EBRIT is established as a closed-ended Shari'ah compliant Bahrain Real Estate Investment Trust.

EBRIT currently has no bank debt.

Chairman's Message

03.



MR. WAJDI AL JALLAD
CHAIRMAN

As the incoming chairman of the ESKAN Bank Realty Income Trust (EBRIT), we are pleased to share with you with EBRIT's annual report for 2020. As the first - and still the only - publicly traded real estate investment trust (REIT) in the Kingdom of Bahrain, EBRIT is an important part of Bahrain's economic ecosystem and we look forward to supporting the growth of the trust by adding value in a number of areas.

Since its establishment as a shari'a-compliant REIT in 2017, EBRIT's board and management has sought to add value across the organisation. Despite challenging regional and global conditions, we believe EBRIT performed comparatively well in 2020 by remaining focused on its core objective. However, with Covid-19 bringing unprecedented economic, social and health challenges, the performance of EBRIT's assets - offices, apartments and shops in Segaya Plaza and Danaat al Madina - was significantly impacted:

- The curtailment of retail activities as a result of lockdowns - both total and partial - severely disrupted EBRIT's commercial tenants, necessitating financial support.
- Significant job losses across economic sectors dampened demand for commercial space, driving down prices.
- Revenues from the leasing of residential real estate during the second, third and fourth quarters of 2020 declined sharply, with a number of tenants losing their jobs or moving down-market in a soft leasing market.

As part of a wider exercise highlighted in the 2019 report to reduce overall operating costs and increase profitability, contracts with a number of service providers have been revisited (including changes to the trustee, administrator and auditor and the resignation of the sub-investment manager), reducing annual operating costs by BD 40,000. Reflecting ongoing efforts to improve revenue as well as reducing costs, earnings/unit in 2020 improved from BD (0.0216) to BD 0.00283 and net asset value/unit increased from BD 0.0616 to BD 0.0626 as of 31 December 2020. The distribution to unit holders for 2020 of BD 0.003/unit (equating to a yield of 3%) - made possible following a performance supplement from the investment manager - was paid on 14 April 2021.

We are pleased to take this opportunity to thank EBRIT's shari'a supervisory board, its board of directors and its management for their commitment and dedication. We also wish to express our thanks to our unit holders, tenants and the Central Bank of the Bahrain for their continued support and trust.

Looking forward, we are determined to work with EBRIT's management team to further establish EBRIT and its subsidiaries as beacons of leading practice, improving occupancy levels and tenant retention while simultaneously cutting costs and waste where we identify them. In this way, EBRIT can continue to fulfill its mandate: to maximise stable, shari'a-compliant returns for unit holders.

With my warmest regards,



MR. WAJDI AL JALLAD

Chairman

Investment Manager's Message

04.



DR. KHALID ABDULLA
GENERAL MANAGER,
ESKAN BANK

2020 was a challenging year for the trust due to the COVID-19 outbreak. Despite the unprecedented difficulties the pandemic has caused, EBRIT's main priority was to outline and execute a well-structured strategy to reduce costs on the Trust and property levels without compromising the integrity of its assets. This enabled the Trust to reduce costs, increase tenant occupancy and enhance collection levels.

The year 2020 was a year of major global disruption where governments had to implement lockdowns and make drastic budget shifts to support their economies while continuing to combat the spread of the coronavirus. In addition to declining oil prices and a fluctuation in real estate transactions, Bahrain's economy has contracted in 2020. This has led to slower demand and change in consumer purchasing behavior and in consumer behavior in general, which is likely to have a long-lasting impact on the retail sector. As these are unprecedented times, the long-term impact of COVID-19 on the Bahrain real-estate market remains unclear. There is likely to be rent corrections across many sectors in the country as the size of the respective tenant pools reduces, hence affecting demand. It is forecasted that there will be an increase in the number of businesses that cease operations which will have a consequential impact across the market.

Following Segaya Plaza's comprehensive refurbishment of the interior of the building and common areas as well as the refurnishing of apartments, upgrading appliances and communal facilities including the roof-top pool and gym area in 2019, we are happy to state that despite the difficulties of the year 2020, EBRIT has managed to increase occupancy in Segaya Plaza, in which the trust owns 15 retail units and 105 residential apartments. In December 2019, occupancy at Segaya Plaza was at 42% where 14 out of 15 (93%) retail units were occupied, and 33 out of 105 (31%) residential units were occupied. In December 2020, the combined occupancy increased to 71% where retail units remained the same at 14 out of 15 (93%) occupancy and residential units increased to 71 out of 105 (68%) of occupancy.

With the approval of Unitholders in the Ordinary General Meeting held in June 2020, EBRIT provided eligible tenants with COVID relief packages. In terms of the services provided to the Trust, most of them were retendered in order to achieve cost reductions. Further, a mutual agreement was set in place and accordingly the Sub-Investment Manager resigned. This resulted in savings of circa 70% in investment management fees. To further reduce costs, the fees of the Property Manager were renegotiated; the fees of Segaya Plaza was reduced by 15% whereas Danaat Al Madina was reduced by 30%.

We are also pleased to report that we have managed to increase occupancy in Danaat Al Madina as well, which consists of 44 retail units and two office buildings. In December 2019, Danaat Al Madina was occupied at 86.4%, where retail was at 74% occupancy and offices were at 94.6% occupancy. In December 2020, Danaat Al Madina has reached an occupancy of 88%, where retail units remained stable at 74% occupancy and offices have increased to 98% occupancy.

EBRIT is pleased to have performed well in the wake of the challenges of 2020, increasing occupancy in both developments and strategically reducing costs.

I would like to express my gratitude to the management and staff of EBRIT for their stellar response in this difficult period. I would also like to thank the EBRIT Shari'ah Supervisory Board members for their exceptional support and guidance.



DR. KHALID ABDULLA

On behalf of the Investment Manager

Directors' Report

For the year ended 31 December 2020

05.

The Directors have pleasure in submitting their report together with the audited consolidated financial statements of Eskan Bank Realty Income Trust (the "Trust" or "EBRIT") and its subsidiaries (together "the Group") for the year ended 31 December 2020.

Principal activities

The Trust is a closed ended Real Estate Investment Trust ("REIT") and its primary objective is to maximize stable Shari'a compliant income generation for the unitholders with a long-term approach and risk adjusted manner. The Trust invests primarily in income generating properties in the Kingdom of Bahrain.

Results and financial position

The consolidated statement of financial position of the Group as at 31 December 2020 and results for the year ended 31 December 2020 are set out in the accompanying consolidated financial statements.

Dividends

The Board of Directors on 27 February 2020 declared a distribution at 1.57% of the unit's capital of the Trust for the year 1 January 2019 to 31 December 2019, after obtaining CBB approval (note 11).

Board of Directors of the Trust

The following Directors served for the year ended 31 December 2020 and on the date of signing of this report were:

Mr. Wajdi Al Jallad – Chairman (with effect from 31 December 2020)

Mr. Muhammad Saeed Butt – Deputy Chairman

Mr. Nandakumar Narasimhan (with effect from 31 December 2020)

Mr. Bashar Al Bazian – Chairman (Resigned on 31 December 2020)

Mr. Michael Roy Pankhurst (Resigned on 31 December 2020)

On behalf of the Directors:



MR. WAJDI AL JALLAD
Chairman



MR. MUHAMMAD SAEED BUTT
Deputy Chairman

28 February 2021

Shari'a Supervisory Board Report

For the year ended 31 December 2020

06.

05 Rajab 1442 BC coinciding 17th February 2021

Praise be to Allah, and May peace and blessing be upon Prophet Mohammed, his family and his companions.

To the Unit holders of ESKAN Bank Reality Income Trust

Assalam Alaikum Wa Rahmat Allah Wa Barakatuh

In compliance with the letter of appointment, we are required to submit the following report:

During the year ended 31 December 2020, we have reviewed the principles and contracts relating to the transactions and applications conducted by ESKAN Bank Reality Income Trust (the "Trust"). We have also conducted our review to form an opinion as to whether the Trust has complied with Shari'a Rules and Principles and with specific Fatwas, rulings and guidelines issued by us.

We believe that ensuring the conformity of the Trust's activities with the provision of Islamic Shari'a is the sole responsibility of the Trust's Management, while the Shari'a Supervisory Board is only responsible for expressing an independent opinion based on our review of the operations of the Trust, and to report to you.

We have reviewed the internal Shari'a auditor report which contains the detail findings of auditing the Trust financial statements, transactions, activities, investments, and pertinent documentation adopted by the Trust Manager. Our review was conducted to form an opinion as to whether the Trust Manager has complied with Shari'a rules and principles issued by us and also with the directives and guidelines issued by AAOIFI.

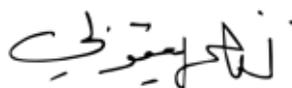
We planned and performed our review so as obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the Trust has not violated Shari'a rules and Principles.

In our opinion:

Contracts, transactions and dealings related to the Trust entered into by the Trust Manager during year ended 31 December 2020 that we have reviewed complies with the Islamic Shari'a Rules and Principles.

Since distributions to the unit holders are their share according to the terms and conditions of the total collected rent, minus what is determined according to the terms and conditions of the Fund, Therefore the Zakat is on the holder of each unit according to his applicable Zakat period and Nisab.

We pray that Allah may grant all of us further success and prosperity.



Sh. Nezam Mohammed Saleh Yacouby

Chairman



Sh. Dr. Abdul Aziz Khalifa Al Qassar

Vice Chairman



Sh. Abdul Nasser Omar Al Mahmood

Executive Chairman



**INDEPENDENT
AUDITOR'S
REPORT**



INDEPENDENT AUDITORS' REPORT TO THE UNITHOLDERS

07.

Eskan Bank Realty Income Trust
Manama, Kingdom of Bahrain

Report on the audit of the consolidated financial statements

Opinion

We have audited the accompanying consolidated financial statements of Eskan Bank Realty Income Trust (the "Trust"), and its subsidiaries (together the "Group") which comprise the consolidated statement of financial position as at 31 December 2020, the consolidated statements of income, changes in unitholders and cash flows for the year then ended, and notes, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2020, and consolidated results of its operations, changes in unitholders and its cash flows for the year then ended in accordance with the Financial Accounting Standards ("FAS") issued by the Accounting and Auditing Organisation for Islamic Financial Institutions ("AAOIFI").

In our opinion, the Group has also complied with the Islamic Shari'a Principles and Rules as determined by the Group's Shari'a Supervisory Board during the year ended 31 December 2020.

Basis for opinion

We conducted our audit in accordance with Auditing Standards for Islamic Financial Institutions ("ASIFIs") issued by AAOIFI. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the consolidated financial statements section of our report. We are independent of the Group in accordance with AAOIFI's Code of Ethics for Accountants and Auditors of Islamic Financial Institutions, together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Kingdom of Bahrain, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment in real estate

(refer to accounting policies in note 3 (a) and note 6 in the consolidated financial statements)

Description

We considered this as a key audit area we focused on because of:

- The significance of investment in real estate representing 93% of total assets.
- The uncertainty prevalent in the property market; and
- Application of valuation techniques which often involve the exercise of judgment and the use of assumptions and estimates.

How the matter was addressed in our audit

Our procedures, amongst others, included:

- Involvement of our real estate valuation specialists, who by reference to their knowledge of the industry and available historical data:
 - Evaluated the appropriateness of the valuation methodology used by an independent property valuer appointed by the Group; and
 - Challenged the inputs and assumptions used in the valuation
- Comparing the carrying value of each property to the value in the valuation report
- Assessing the qualification and experience of the independent property valuers by reading the terms of their engagement letter to determine whether there were any matters that might have affected their objectivity or limited their scope of work and
- Evaluating the adequacy of the Group's disclosures related to valuation of investment in real estate by reference to the relevant accounting standards.

Other matter

The consolidated financial statements of the Group as at and for the year ended 31 December 2019, from which the corresponding figures of consolidated statement of financial position, statements of income, changes in unitholders and cash flows have been derived, were audited by another auditor whose issued an unmodified audit opinion on those consolidated financial statements on 26 February 2020.

Other information

The board of directors is responsible for the other information. The other information comprises the annual report but does not include the consolidated financial statements and our auditors' report thereon. Prior to the date of this auditors' report, we obtained the Directors' report which forms part of the annual report, and the remaining sections of the annual report are expected to be made available to us after that date.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we have obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the board of directors for the consolidated financial statements

The board of directors is responsible for the Group's undertaking to operate in accordance with Islamic Shari'a Rules and Principles as determined by the Group's Shari'a Supervisory Board.

The board of directors is also responsible for the preparation and fair presentation of the consolidated financial statements in accordance with FAS, and for such internal control as the board of directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the board of directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board of directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ASIFIs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ASIFIs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the board of directors.
- Conclude on the appropriateness of the board of directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the board of directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the board of directors with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the board of directors, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other regulatory requirements

As required by Volume 7 of the Rule Book issued by the Central Bank of Bahrain (CBB), we report that:

- a) the Trust has maintained proper accounting records and the consolidated financial statements are in agreement therewith;
- b) the financial information contained in the directors' report is consistent with the consolidated financial statements; and
- c) we are not aware of any violations during the year of the CBB and Financial Institutions Law, the CBB Rule Book (Volume 7 and applicable provisions of Volume 6 and CBB directives), the CBB Capital Markets Regulations and associated resolutions, the Bahrain Bourse rules and procedures that would have had a material adverse effect on the business of the Trust or on its financial position.
- d) satisfactory explanations and information have been provided to us by management in response to all our requests.

The engagement partner on the audit resulting in this independent auditors' report is Salman Manjlai.



KPMG Fakhro
Partner Registration No. 213
28 February 2021

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at December 31, 2020

	Notes	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Assets			
Non-current assets			
Investment in real estate	6	11,844,200	11,786,060
Total non-current assets		11,844,200	11,786,060
Current Assets			
Cash and cash equivalents	8	723,740	608,236
Trade receivables	7	116,406	77,838
Prepaid expenses		4,620	-
Total Current Assets		844,766	686,074
Total Assets		12,688,966	12,472,134
Liabilities			
Current liabilities			
Trade and other liabilities	9	243,513	201,753
Dividends payable	11	44,937	45,013
Due to related parties	10.1	5,750	12,833
Total liabilities		294,200	259,599
Net assets attributable to unitholders		12,394,766	12,212,535
Unitholders			
Unit capital	12	19,800,000	19,800,000
Statutory reserve	13	1,000	1,000
Capital expenditure reserve	3 (i)	8,000	6,000
Accumulated losses		(7,414,234)	(7,594,465)
		12,394,766	12,212,535
Number of issued and outstanding units	12 & 20	198,000,000	198,000,000
Net asset value per unit	20	0.0626	0.0616

The consolidated financial statements were approved and authorized for issue by the Directors on 28 February 2021 and signed on their behalf by:



Mr. Wajdi Al Jallad
Chairman



Mr. Muhammad Saeed Butt
Deputy Chairman

The accompanying notes 1 to 22 form an integral part of this consolidated financial statements.

CONSOLIDATED STATEMENT OF INCOME

for the year ended 31 December 2020

	Notes	For the year ended 31 December	
		2020 (audited) (BD)	2019 (audited) (BD)
Rental income	14	879,738	951,815
Service fee income	14	71,631	75,069
Property operating expenses	15	(336,843)	(355,837)
Property operating income, net		614,526	671,047

Other income	16	66,809	95,288
Investment management fee	10.1	(23,750)	(50,000)
Administration fee		(10,000)	(10,000)
Trustee and custodian fees	10.1	(22,000)	(22,000)
Other professional fees		(31,600)	(29,625)
Other expenses		(23,561)	(20,880)
Operating profit		570,424	633,830

Reversal of fair value unrealized loss/ (fair value unrealized loss) on investment in real estate	6	57,955	(4,863,416)
Allowance for expected credit loss	7.1	(68,409)	(52,636)
Profit / (loss) for the year		559,970	(4,282,222)
Earning / (loss) per unit	21	0.00283	(0.0216)

The consolidated financial statements were approved and authorized for issue by the Directors on 28 February 2021 and signed on their behalf by:



Mr. Wajdi Al Jallad
Chairman



Mr. Muhammad Saeed Butt
Deputy Chairman

The accompanying notes 1 to 22 form an integral part of this consolidated financial statements.

CONSOLIDATED STATEMENT CHANGES IN UNITHOLDERS

for the year ended 31 December 2020

31 December 2020 (audited)	No. of Units	Unit capital	Statutory reserve	Capital expenditure reserve	Accumulated losses	Total (BD)
At 1 January 2020	198,000,000	19,800,000	1,000	6,000	(7,594,465)	12,212,535
Profit for the year	-	-	-	-	559,970	559,970
Transfer to capital expenditure reserve (Note 3 (i))	-	-	-	2,000	(2,000)	-
Dividend declared	-	-	-	-	(377,739)	(377,739)
At 31 December 2020	198,000,000	19,800,000	1,000	8,000	(7,414,234)	12,394,766

31 December 2019 (audited)	No. of Units	Unit capital	Statutory reserve	Capital expenditure reserve	Accumulated losses	Total (BD)
At 1 January 2019	198,000,000	19,800,000	1,000	4,000	(2,716,243)	17,088,757
Profit for the year	-	-	-	-	(4,282,222)	(4,282,222)
Transfer to capital expenditure reserve (Note 3 (i))	-	-	-	2,000	(2,000)	-
Dividend declared	-	-	-	-	(594,000)	(594,000)
At 31 December 2019	198,000,000	19,800,000	1,000	6,000	(7,594,465)	12,212,535

The accompanying notes 1 to 22 form an integral part of this consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year ended 31 December 2020

	Notes	For the year ended 31 December	
		2020 (audited) (BD)	2019 (audited) (BD)
Operating activities			
Profit / (loss) for the year		559,970	(4,282,222)
Adjustment for: (Reversal of fair value unrealized loss) / fair value unrealized loss on investment in real estate	6	(57,955)	4,863,416
Allowance for expected credit loss	7.1	68,409	52,636
Operating cash flows before changes in working capital		570,424	633,830
Changes in working capital:			
(Increase) / decrease in trade receivables		(106,977)	317,162
(Increase) / decrease in prepaid expenses		(4,620)	500
Increase in trade and other liabilities		41,684	1,896
(Decrease) / increase in due to related parties		(7,083)	4,166
Net cash generated from operating activities		493,428	957,554
Investing activity			
Amounts incurred on investment in real estate	6	(185)	(129,476)
Net cash used in an investing activity		(185)	(129,476)
Financing activity			
Dividends paid	11	(377,739)	(594,000)
Net cash used in a financing activity		(377,739)	(594,000)
Net increase in cash and cash equivalents		115,504	234,078
Cash and cash equivalents at the beginning of the year		608,236	374,158
Cash and cash equivalents at the end of the year	8	723,740	608,236

The accompanying notes 1 to 22 form an integral part of this consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Eskan Bank Realty Income Trust (the "Trust" or "EBRIT"), was created through a trust instrument entered into between Bahrain Property Musharaka Trust ("BPMT") as the Settlor and Crestbridge Bahrain B.S.C (c) as the Trustee ("Crestbridge" or the "Trustee") on November 3, 2016 and was registered as a trust under the Financial Trust Law of Kingdom of Bahrain (law No. 23 of the year 2006 and as replaced by law No. 23 of 2016) with the Central Bank of Bahrain (the "CBB") under registration number FT/11/002/16 on 8 November 2016.

EBRIT is established as a closed-ended Shari'a compliant Bahrain Real Estate Investment Trust with a 100-year duration and has been authorized by the CBB to be constituted as a Bahrain domiciled retail Collective Investment Undertaking in derogation from Rule BRT-1.1.2 of Volume 7 of the CBB Rulebook.

At the inception of the Trust, the Trust had issued 198,000,000 units at a price of BD 0.100 per unit and a Net Asset Value of BD 0.101 per unit to the pre-Initial Public Offer unitholder Bahrain Property Musharaka Trust ("BPMT"). In consideration for the same, BPMT transferred the ownership of the Inaugural Trust Property to the Trust (refer to note 2.5).

BPMT made an initial public offering of 144,394,499 units of EBRIT at an offer price of BD 0.100 to individuals and institutions in the Kingdom of Bahrain via a prospectus dated 15 November 2016. The initial public offering opened on 22 November 2016 and closed on 6 December 2016. The allotment of the units to the participants of the Initial Public Offering was made on 14 December 2016 and the units of EBRIT were listed on the Bahrain Bourse and commenced trading from 2 January 2017.

The primary objective of achieving an attractive level of return from rental income and long-term capital growth and to maximize stable income generation for the unitholders with a long-term approach and in a risk-adjusted manner.

EBRIT is overseen by Crestbridge Bahrain B.S.C (c) ("Crestbridge") as the Trustee. The Trustee has appointed Eskan Bank B.S.C (c) ("Eskan"), a bank incorporated in the Kingdom of Bahrain as the Investment Manager. Eskan as the Investment Manager previously appointed SICO B.S.C (c) ("SICO") as the Sub-Investment Manager (services were terminated on 31 March 2020). EBRIT is administered by Keypoint Consulting W.L.L., Bahrain ("the Administrator") and Crestbridge is also the Custodian of EBRIT.

Subsequent to the year end, the Trustee and custodian of the EBRIT has changed from Crestbridge Bahrain B.S.C (c) to Keypoint Trust B.S.C.(c) with effect from 31 December 2020. Further, the administrator of EBRIT has changed from Keypoint Consulting W.L.L to SICO Fund Service B.S.C. (c). with effect from 1 March 2021.

EBRIT does not currently have any direct employees, however, it uses the services of a Trustee, Investment Manager (who in turn appointed a Sub-Investment Manager up to 31 March 2020), a Property Manager, a Property Appraiser, an Administrator and a Custodian for the management, administration and custody functions.

These consolidated financial statements of Trust and its subsidiaries (together referred as the "Group") have been authorised for issue in accordance with a resolution of the Board of Directors of the Trust dated 28 February 2021.

2. BASIS OF PREPERATION

2.1 Statement of Compliance

The consolidated financial statements are prepared in accordance with the Financial Accounting Standards issued by the Accounting and Auditing Organization for Islamic Financial Institutions ("AAOIFI"), the Shari'a Rules and Principles as determined by the Shari'a Board of the Trust, the Central Bank of Bahrain and Financial Institutions Law, the CBB Rule Book (Volume 7 and applicable provisions of Volume 6 and CBB directives), the Bahrain Bourse rules and procedures. In accordance with the requirements of AAOIFI, for matters for which no AAOIFI standard exists, the



Group uses guidance from relevant International Financial Reporting Standards (“IFRS”) issued by International Accounting Standards Board (“IASB”).

2.2 COVID-19

On 11 March 2020, the Coronavirus (COVID-19) outbreak was declared a pandemic by the World Health Organization (WHO) and has rapidly evolved globally. COVID-19 has also brought about significant uncertainties in the global economic environment. Authorities have taken various measures to contain the spread including implementation of travel restrictions and quarantine measures.

The investment manager, trustee and board of directors has been closely monitoring the impact of the COVID-19 developments on the Group’s operations and financial position; including possible loss of revenue, impact on asset valuations, impairment, review of onerous contracts, outsourcing arrangements etc. Based on their assessment, its concluded that the Group will continue as a going concern entity for the next 12 months.

In preparing the consolidated financial statements, judgements made by management in applying the Group’s accounting policies and sources of estimation are subject to uncertainty regarding the potential impacts of the current economic volatility and these are considered to represent management’s best assessment based on available or observable information.

The Government of Kingdom of Bahrain has announced various economic stimulus programmes (“Packages”) to support businesses in these challenging times. In addition the Group waived rental income for impacted tenants for the months of April, May and June 2020 (refer to note 14).

2.3 Basis of measurement

The consolidated financial statements are prepared on the historical cost convention except for investments in real estate which are measured at fair value.

2.4 Functional and presentation currency

The consolidated financial statements are presented in Bahraini Dinars (“BD”) which is considered to be the Group’s functional and operational currency.

2.5 Basis of consolidation

(i) Subsidiaries:

The consolidated financial statements comprise of the financial statements of the Trust and its subsidiaries as at 31 December 2020.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group and continue to be consolidated until the date when such control ceases. Control is achieved where the Group has the power directly or indirectly to govern the financial and operating policies of an entity with the objective of obtaining benefits from its operations.



The reporting period of the Trust's subsidiaries are identical and their accounting policies conform to those used by the Trust for like transactions and events in similar circumstances. Adjustments are made in the consolidated financial statements where appropriate to ensure the accounting policies of the subsidiaries is consistent with the policies adopted by the Group.

The results of subsidiaries acquired or disposed of during the year, if any, are included in the consolidated statement of operations from the date of acquisition or up to the date of disposal, as appropriate.

The following are the principal subsidiaries of the Group that are consolidated:

a) Segaya Plaza BSC (c): The subsidiary was incorporated in Bahrain under the law of Bahrain with commercial registration number 96206 owning certain real estate property named Segaya Plaza and was established on 29 December 2015. The Trust owns 100% of the Company, 99% through the Trustee and 1% through the Trust's subsidiary Danaat Al Madina Company BSC (c). The property is situated on the northern edge of Segaya and south of Salmaniya Hospital. The total land area of the property is approximately 5,469 square meters and has a leasable area of 15,898 square meters consisting of 15 retail units and 105 furnished residential apartments. The principal activity of the Company to hold properties and to engage in real estate activities on behalf of the Trust.

b) Danaat Al Madina Company BSC (c): The subsidiary was incorporated in Bahrain under the law of Bahrain with commercial registration number 96210 owning certain real estate asset property named Danaat Al Madina and was established on 29 December 2015. The Trust owns 100% of the Company, 99% through the Trustee and 1% through the Trust's subsidiary Segaya Plaza Company BSC (c). Danaat Al Madina is located in Isa Town. It is a mixed-use property consisting of approximately 11,757 square meters of leasable area. The property consists of 44 retail units and 2 office towers named Durra 1 and Durra 2. The total land area of the property is approximately 29,014 square meters. There are certain freehold apartments situated on the floors above the retail units which do not form part of the Trust property. The principal activity of the Company to hold properties and to engage in real estate activities on behalf of the Trust.

The ownership of both the properties listed above, were transferred to the Trust on 10 November 2016. However, as per the prospectus of Trust any profit and losses pertaining to the Trust Properties shall accrue to the benefit of the Unitholders from 1 January 2017.

(ii) Transactions eliminated on consolidation:

All intra-group balances, transactions, income and expenses and unrealized gains and losses resulting from intra-group transactions are eliminated in full on consolidation.

(iii) Loss of control:

When the Group loses control over subsidiary, it derecognizes the assets and liabilities of the subsidiary, any related non-controlling interest and other component of unitholders. Any resulting gain or loss is recognized in statement of income. Any interest retained in the former subsidiary is measured at fair value when control is lost.

2.6 New standards, amendments and interpretations

i) New standards, amendments and interpretations issued and effective:

In the current year the Group has applied the following new standards, amendments to standards and interpretations that are effective for an annual period that begins on or after 1 January 2020. Their adoption did not have any material impact on the disclosures or on the amounts reported in the consolidated financial statements and did not result in changes to previously reported net loss or net assets attributable to unit holders.

FAS 30 “Impairment and credit losses” (effective 1 January 2020)

FAS 30 intends to define the accounting principles for impairment and credit losses (including expected credit losses) to be in line with ever-changing global best practices.

ii) New standards, amendments and interpretations issued but not yet effective

FAS 32 Ijarah (effective 1 January 2021)

AAOIFI has issued FAS 32 “Ijarah” in 2020. This standard supersedes the existing FAS 8 “Ijarah and Ijarah Muntahia Bittamleek”.

The objective of this standard is set out principles for the classification, recognition, measurement, presentation and disclosure for Ijarah (asset Ijarah, including different forms of Ijarah Muntahia Bittamleek) transactions entered into by the Islamic Financial Institutions as a lessor and

lessee. This new standard aims to address the issues faced by the Islamic finance industry in relation to accounting and financial reporting as well as to improve the existing treatments in line with the global practices. This standard shall be effective for the financial periods beginning on or after 1 January 2021 with early adoption permitted. The Group is currently evaluating the impact of this standard.

3. SIGNIFICANT ACCOUNTING POLICIES

a) Investment in real estate

Investment in real estate is an investment that earns rental income and / or is expected to benefit from capital appreciation. Investment in real estate is initially recognized at cost including directly attributable expenditure. Subsequent to initial recognition, the investment in real estate is stated at fair value, which reflects market conditions at the reporting date.

Any unrealised gains arising from a change in the fair value of investment in real estate shall be recognised directly in unitholders accounts under “property fair value reserve” for the period in which it arises.

Any unrealised losses resulting from re-measurement at fair value of investment in real estate carried at fair value shall be adjusted in unitholders account against the property fair value reserve, to the extent of the available credit balance of this reserve. In case such losses exceed the available balance, the unrealised losses shall be recognized in the consolidated statement of income. In case there are unrealised losses relating to investment in real estate that have been recognized in the consolidated income statement in the previous financial period, the unrealised gains relating to the current financial period shall be recognised to the extent of crediting back such previous losses in the consolidated statement of income.

The realised profits or losses resulting from the sale of any investment in real estate shall be measured as the difference between the book value (or carrying amount) and the net cash or cash equivalent proceeds from the sale for each investment separately. The resulting profit or loss together with the available balance on the property fair value reserve account shall be recognized in the consolidated statement of income for the current financial period.

b) Financial instruments

Policy applicable before 1 January 2020

Financial assets

(i) Classifications

The Group currently classifies its financial assets as 'loans and receivables'. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the reporting date, which are classified as non-current assets. Loans and receivables comprise of 'Trade receivables' and 'cash and cash equivalents' in the consolidated statement of financial position.

(ii) Recognition and measurement

Loans and receivables are initially recognised at fair value and subsequently measured at amortised cost.

(iii) Derecognition

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

(iv) Impairment of financial assets

An allowance for impairment of receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation and default or delinquency in payments are considered indicators that the receivable is impaired.

The amount of the allowance is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective profit rate.

The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the consolidated income statement. When a trade receivable is uncollectible, it is written off against the allowance account for trade receivables.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit ratings), the reversal of the previously recognised impairment loss is recognised in the consolidated statement of income.

Financial liabilities

Financial liabilities are initially measured at fair value, net of transaction costs and are subsequently measured at amortised cost.

Derecognition of financial liabilities

The Group derecognises a financial liability when the obligation under the liability is discharged, cancelled or expires.

Policy applicable after 1 January 2020

(i) Classification

The Group currently classifies and measures its financial assets and financial liabilities at amortized cost.

(ii) Recognition and measurement

Financial assets and financial liabilities are recognized at fair value and stated at amortized cost less provision for impairment (for financial assets)

(iii) Derecognition

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. Financial liabilities are derecognized when the obligation is discharged, cancelled or expired.

(iv) Impairment of financial assets

The Group recognises loss allowances for expected credit losses (ECLs) on financial assets measured at amortised cost, mainly trade receivables and bank balances.

The Group measures loss allowances on trade receivables at an amount equal to lifetime ECLs ("Simplified approach").

Loss allowances on bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition are measured at 12- month ECLs ("General approach").

When determining whether the credit risk of a financial asset has increased significantly since initial recognition when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment including forward-looking information.

The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the trade receivables is more than 180 days past due from the due date.

Lifetime ECL are the ECLs that result from all possible default events over the expected life of the financial instrument. 12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

Trade receivables - (Simplified approach)

The Group uses an allowance matrix to measure the ECLs of trade receivables.

Loss rates are calculated using a 'roll rate (Net-flow)' method based on the probability of a receivable progressing through successive stages of delinquency to the loss bucket. Recovery from the loss bucket is also considered for computing the historical loss rates. Roll rates are calculated separately for exposures in different segments based on the customer's common credit risk characteristics.

Loss rates are based on actual credit loss experience over the past three years. These rates are adjusted to reflect differences between economic conditions during the period over which the historical data has been collected, current conditions and Group view of economic conditions over the expected lives of the receivables. The forward looking adjustment of the loss rates is based on a qualitative score card which factors the management's view on the future economic and business conditions.





Bank balances - (General approach)

Impairment on bank balances has been measured on a 12-month expected loss basis and reflects the short maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The Group assumes that the credit risk on bank balances has been increased significantly if the underlying credit risk of the bank has increased by two rating grades.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost are credit - impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit impaired includes the following observable data:

- significant financial difficulty of the borrower / debtor or issuer;
- a breach of contract such as a default or being more than 180 days past due from the due date; or
- it is probable that the borrower will enter bankruptcy or other financial reorganisation.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount

c) Cash and cash equivalents

Cash and cash equivalents comprise balances held in current accounts and are realisable on demand.

d) Trade receivables

Trade receivables comprises of rental and service income receivables due from tenants arising from leases on investment in real estate in the ordinary course of business. If collection is expected in one year or less, they are classified as current assets. If not, they are presented as non-current assets.

e) Trade and other liabilities

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer), if not, they are presented as non-current liabilities.

f) Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is currently an enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

g) Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to EBRIT and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding VAT or duty. The Group has concluded that it is the principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognised.

(i) Rental income

Rental income arising from operating leases on investment in real estate is accounted for on a straight-line basis over the lease term and is included in rental income in the consolidated statement of income due to its operating nature.

(ii) Service fee income

Service fee income represents amounts for property service charges that are payable by tenants to contribute towards the operation and maintenance expenses of the relevant property. Service fees are recognised on a time proportion basis in accordance with the terms of the rental or service agreements.

h) Property expenses

Property expenses comprise all property related expenses which include third party property and facility management fees and utility expenses. Property expenses are recognised in the consolidated statement of income in the period in which they are incurred (on an accruals basis).

i) Capital expenditure reserve

The Investment Manager has forecasted the expected capital expenditure requirements of the real estate properties within the Inaugural Trust Property and established a reserve, to be funded on an ongoing basis, for such expenditures to ensure the properties maintain their income generating capacity and value.

j) Foreign currencies

Foreign currency transactions are recognised in the functional currency at the rates of exchange prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currency at the reporting date are retranslated at the rates of exchange at that date.

Exchange differences arising on the settlement of transactions and on the retranslation of monetary items are included in the consolidated statement of income for the year.

k) Zakat

Zakat is directly borne by the unitholders on distributed profits. The Trust currently does not collect or pay Zakat on behalf of its unitholders.

l) Earning prohibited by Shari'a

EBRIT is committed to avoiding recognizing any income generated from non-Islamic sources. Accordingly, any non-Islamic income will be credited to a Charity Trust where EBRIT uses these Trusts for social welfare activities. To date, no non-Islamic income has been generated.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATE

The preparation of the consolidated financial statements requires management to make judgments, estimates and assumptions that affect the application of the accounting policies and the reported amount of assets, liabilities, revenue and expenses. However, uncertainty about these judgment, assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the assets or liability affected in the future.

Such estimates, assumptions and judgments are continually evaluated and are based on historical experience and other factors, including obtaining professional advice and expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognized in the period in which the estimate is revised and in any future periods affected.

Information about significant areas of estimation uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements are described below:

Judgment

In the process of applying the Group's accounting policies, management has made the following judgements apart from those involving estimates and assumptions, which have the most significant effect on the amounts recognised in the consolidated financial statements.

Going concern

The Investment Manager has made an assessment of the Group's ability to continue on a going concern and is satisfied that the Group has the resources to continue in business for the foreseeable future. Furthermore, the Investment Manager is not aware of any material uncertainties that may cast significant doubt upon the Group's ability to continue as a going concern. Therefore, the consolidated financial statements continue to be prepared on going concern basis.

Consolidation

Whether the Group has control over an investee. Refer to note 2.5.

Impairment of trade receivables

Refer to section "impairment of trade receivables" in note 3(b).

Estimate

The key assumptions concerning future and other key sources of estimation uncertainty at the consolidated financial statements date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Fair value measurement

Measurement of fair value with significant unobservable input. Refer to note 3(a), 6 and 19.

Inputs, assumptions and techniques used for estimating impairment

Refer to section "impairment of financial assets" in note 3(b).

5. FEES AND EXPENSES

Investment management fee

The Investment Manager will be entitled to receive the following fees payable from the Trust Properties:

- a) BD 50,000 per annum if the Trust's Gross Asset Value ("GAV") over a trailing 12-month period is below or equal to BD 25,000,000; or
- b) 0.5% per annum of the Gross Asset Value of the Trust if the Trust's Gross Asset Value over a trailing 12-month period is in excess of BD 25,000,000.

The Investment Manager is entitled to a performance incentive as follows:

The Investment Manager is entitled to a performance incentive should (a) distributions of Net Distributable Income to Unitholders, calculated at the end of each Financial Year, by dividing such distributions by the Offer Price exceed 7% (the amount of such excess distribution, the "Excess Distribution"); and (b) the NAV calculated at the end of same Financial Year be higher than the NAV calculated at the end of the last Financial Year where a performance incentive was paid to the Investment Manager or, should no performance incentive have been paid to the Investment Manager prior to the end of a Financial Year, the NAV calculated at the end of such Financial Year be higher than the NAV as at the Issue Date. In any such case the Excess Distribution shall be allocated at 30:70 between the Investment Manager and the Unitholders, and any amendment to the profit should be done following obtaining the approval of the Trustee.

The Sub-Investment Manager shall not be separately entitled to fees and shall share in the Investment Management Fees in accordance with an agreement between the Investment Manager and such Sub-Investment Manager.

The investment manager shall pay the Sub-investment manager and annual management fee as follow:

- a) BD 35,000 as a floor, if the Trust's GAV is less than or equal to BD 25,000,000, payable monthly in arrears; or
- b) 0.35% of the Trust's GAV if the Trust's GAV is over BD 25,000,000 payable monthly in arrears.

With effect from 31 March 2020, the investment manager terminated the agreement with the sub-investment manager and as a result, the investment manager reduced its management fee from BD 50,000 per annum as referenced in 5 (a) above to BD 15,000 per annum.

Administration fee

The annual administration fees charged to the Group for the services provided are determined as follows:

- a) BD 10,000 per year if the Trust's NAV is up to BD 25,000,000 within a 12-month period; or
- b) the higher of BD 17,500 or 0.07% of the Trust's NAV if the Trust's NAV is over BD 25,000,000 within a 12-month period;
- c) BD 1,000 per year per subsidiary; and
- d) Other service charges to be agreed in writing between the parties when required.

Custody fee

Under the Custody Agreement, the annual Custodian fees charged to the Trust for the services provided are expected to equate to BD 2,000 per annum.

Registrar fee

As per the Registrar Agreement, the annual Registrar fees charged to the Trust for the services provided are 0.500 fils per unitholder per annum provided that such fees, in the aggregate shall not be less than BD 2,000 or greater than BD 10,000.

Trustee fee

The annual Trustee's fees charged to the Trust for the services provided are expected to equate to BD 20,000 per annum.

Property appraiser fee

The Property Appraiser is entitled for the services provided to the Group a fee up to BD 5,000 per annum.

Property manager fee

The Property Manager is entitled to a monthly fee up to BD 7,450 for the services provided.

With effect from 1 July 2020, Property manager fee has reduced its fee from BD 7,450 per annum as to BD 5,590 per annum.

Regulatory fee

The Bahrain Bourse is entitled to an annual fee of BD 5,000 and the CBB is entitled to an annual fee of BD 2,000.

Shari'a board member fee

The annual Trustee's fees charged to the Trust for the services provided are expected to equate to BD 1,000 per Shari'a board member per annum.

6. INVESTMENT IN REAL ESTATE

The following table shows the movement in investment in real estate:

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Balance at 1 January	11,786,060	16,520,000
Amounts incurred on investment in real estate	185	129,476
Reversal of fair value unrealized loss / (fair value unrealized loss) on investment in real estate	57,955	(4,863,416)
Balance at 31 December	11,844,200	11,786,060

Schedule of investment in real estate as at 31 December 2020:

	Cost	Fair Value	
		31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Segaya Plaza	11,150,000	6,361,200	6,050,250
Danaat Al Madina	8,550,000	5,483,000	5,735,810
	19,700,000	11,844,200	11,786,060

As at 31 December 2020, the Group held total investment in real estate amounting to BD 11,844,200 (31 December 2019: BD 11,786,060) in two properties located in the Kingdom of Bahrain. During the year, the Group made an additional investment in real estate amounting to BD 185. The investment in real estate has been valued by an independent external appraiser – Knight Frank Spain Saudi Arabia Real Estate Valuations Company. Both these properties have been leased out.

	2020	
	Fair value (BD)	% of net assets value
Segaya Plaza	6,361,200	51.3%
Danaat Al Madina	5,483,000	44.2%
	11,844,200	95.5%

	2019	
	Fair value (BD)	% of net assets value
Segaya Plaza	6,050,250	49.5%
Danaat Al Madina	5,735,810	47.0%
	11,786,060	96.5%

Investment in real estate is stated at fair value, being the estimated amount for which a property would exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction wherein the parties had each acted knowledgeably, prudently and without compulsion. Fair value is estimated based on the Income Approach (Discounted Cash Flow) method as described below.

The income approach is a recognized valuation approach in many world markets where real estate is held as an investment. It is used to value tenanted property based on the anticipated future cash flows. Property occupancy, its current and expected rental rates, operating cost, and ongoing refurbishment costs are some of the variables used in a DCF analysis. The future cashflows are discounted using a discount rate (Yield rate / All Risks Yield) which is estimated based on current market trends as well as factors specific to the property like its location, condition of the development and expectations on capital growth and income.

For purpose of valuation assessment, a stabilized occupancy rate of 85% - 90%, discount rate of 10.5% - 11% and terminal growth rate of 2 % were considered.

Property valuations are carried out in accordance with the Appraisal and Valuation Standards published by the Royal Institution of Chartered Surveyors ("RICS") and are undertaken by appropriately qualified accredited by Real Estate Regulatory Authority (RERA) valuers who are members of RICS and who have recent experience in the locations and categories of properties being valued.

Sensitivity analysis to significant changes to unobservable inputs within Level 3 of the hierarchy

The following sensitivity analysis has been done by calculating the impact of, change in growth rate and discount rate (keeping all other variables constant), on the valuation of investment in real estate where a positive / (negative) amount reflect possible increase / (decrease) in the carrying value.

	Discount rate		
Growth rate	9.5%	10.5%	11.5%
1.50%	1,130,683	331,705	(400,942)
2%	1,464,602	637,800	(118,782)
2.50%	1,809,612	955,480	172,688

The following sensitivity analysis has been done by calculating the impact of, change in stabilized occupancy rate (keeping all other variables constant), on the valuation of investment in real estate where a positive / (negative) amount reflect possible increase / (decrease) in the carrying value.

Stabilized occupancy rate	Amount (BD)
80%	(1,091,103)
85%	(275,260)
90%	463,374

The sensitivity analysis however, do not necessarily indicate an absolute impact on valuation as the final outcome would be determined by selecting a point estimate within the range of possible outcomes.

7. TRADE RECEIVABLES

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Property rental & service charge receivable	272,406	165,429
Less: impairment allowance (note 7.1)	(156,000)	(87,591)
	116,406	77,838

7.1 The movement in impairment allowance for trade receivables is as follow:

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Balance as at 1 January	87,591	34,955
Charge of the year	68,409	52,636
Balance as of 31 December	156,000	87,591

8. CASH AND CASH EQUIVALENTS

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Bank accounts	723,740	608,236

9. TRADE AND OTHER LIABILITIES

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Security deposit	114,077	97,171
Advance rent	77,491	44,721
Property expenses payable	23,830	30,216
Accrued fees (note 9.1)	28,115	29,645
	243,513	201,753

9.1 Accrued fees

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Property manager fee	5,870	15,645
Administration fees	2,500	2,500
Audit fees	9,200	5,500
Registrar fees	4,000	2,000
Shari'a board members fee payable	-	1,000
Other fees and expenses	6,545	3,000
	28,115	29,645

10. RELATED PARTIES

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operating decisions. Related parties comprise the Trustee, Investment Manager, Sub-Investment Manager (up to 31 March 2020) & Market Maker, Unitholders and Directors of the above entities.

10.1 Transactions and balances with and from related parties

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Dividends payable	44,937	45,013
Management fees payable (i)	1,250	8,333
Trustee and custodian fees payables (ii)	4,500	4,500
Balance as of 31 December	5,750	12,833

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Other income (note 16)	66,809	95,288
Investment management fees (i)	23,750	50,000
Trustee and custodian fees (ii)	22,000	22,000

(i) Represent investment management fees charged by Eskan Bank BSC (c)

(ii) Represent trustee and custodian fees charged by Crestbridge Bahrain BSC (c)

10.2 The following related parties owned units in the Group:

Related Party	Nature of Relationship	31 December 2020	31 December 2019
Eskan Bank B.S.C. (c)	Investment Manager of the Trust	63,618,044	63,618,044
SICO B.S.C. (c)	Sub-Investment Manager up to 31 March 2020)	9,900,000	9,900,000
SICO B.S.C. (c)	Market Maker	7,570,000	6,138,519
Bahrain Liquidity Fund	Operated by SICO	5,277,700	5,277,700

11. DIVIDENDS

The Board of Directors on 25 February 2020 declared a distribution for the year 1 January 2019 to 31 December 2019 after obtaining CBB approval on 3 March 2020.

The total distribution equated to BD 310,930 or 0.00157 fils per unit, which is a 1.57% yield over the twelve-month from 1 January to 31 December 2019 and was payable to all Unitholders registered in EBRIT's register of Unitholders with Bahrain Clear as at 11 March 2020 (the Record Date).

In addition, Eskan Bank B.S.C (c), in its capacity as Investment Manager, decided to provide a performance supplement to unitholders from the income that it was to receive on its locked-up units equating to BD 66,809 resulting in all other unitholders receiving a net distribution of 0.002 fils per unit or a 2.00% yield for the 2019 year (refer to note 16).

Accordingly, the total dividend during the year amounted to BD 377,739 (31 December 2019: 594,000).

12. UNIT CAPITAL

The capital of the Trust consists of 198,000,000 units with a par value of BD 0.100 per unit. The units represent beneficial interest in the Trust, divided into interest of one class only.

The units shall be entitled to the rights and subject to the limitations, restrictions and conditions set out in the prospectus and the Trust Instrument. The interest of each unitholder shall be determined by the number of units registered in the name of the unitholder.

The units shall be indivisible. However, two persons or more may jointly own one unit, provided that one person shall represent them towards the Trust.

Each unit shall represent a proportionate, undivided beneficial ownership interest in the Trust and shall confer the right to one vote at any meeting of the unitholders and to participate pro rata in any distribution by the Trust, whether of Net Distributable Income of the Trust or other amounts, and in the event of termination or winding-up of the Trust, in the net asset of the Trust remaining after satisfaction of all liabilities. No Unit shall have any preference or priority over any other. Units shall rank among themselves equally and ratably without discrimination, preference or priority.

Units shall be issued and held in dematerialized book entry form with the Central Depository in accordance with the applicable rules of the Module CSD of the CBB Rulebook, Volume 7.

No unitholder shall be entitled to pre-emption rights in any issue of units.

Weighted average number of units for the purposes of calculating earnings per unit for the year is 198,000,000 (31 December 2019: 198,000,000) units.

13. STATUTORY RESERVE

The Trust is regulated by the Volume 7 – Collective Investment Undertaking. However, its subsidiaries Segaya Plaza Company B.S.C. (c); and Danaat Al Madina Company B.S.C. (c) follow provisions of the Commercial Companies Law, and are required to transfer an amount equivalent to 10% of the net profit before appropriations to a reserve account until such time as a minimum 50% of the share capital is set aside. Accordingly, during this year no transfer has been made to the statutory reserve by the subsidiaries as the statutory reserve has already reached 50% of the share capital.

14. RENTAL AND SERVICE FEE INCOME

	For the year ended 31 December 2020 (audited) (BD)			For the year ended 31 December 2019 (audited) (BD)		
	Rental income	% of net assets value	Total	Rental income	% of net assets value	Total
Segaya Plaza	482,149	20,372	502,521	499,255	20,533	519,788
Danaat Al Madina	397,589	51,259	448,848	452,560	54,536	507,096
	879,738	71,631	951,369	951,815	75,069	1,026,884

During the year, the Trust waived rental income of BD 49,206 for those impacted tenants pursuant to the unitholders' approval dated 14 June 2020 in response to COVID-19.

15. PROPERTY OPERATING EXPENSES

	For the year ended 31 December (BD)	
	2020 (audited)	2019 (audited)
Property management expenses	258,603	264,702
Property management fee	78,240	91,135
	336,843	355,837

16. OTHER INCOME

	For the year ended 31 December (BD)	
	2020 (audited)	2019 (audited)
Performance supplement	66,809	95,288

Pursuant to the Investment Management Agreement, and whilst not a mandatory obligation on the Investment Manager, the Investment Manager has the ability to supplement (the "Performance supplement") any shortfall of the annualized net distributable income of the Trust. Accordingly, the Investment Manager agreed to supplement the shortfall in annualized net distributable income of the Trust for the year ended 31 December 2019 by BD 66,809 (2018: BD 95,288) (refer to note 11).

17. BUSINESS AND GEOGRAPHIC SEGMENTS

The Directors are of the opinion that the Group is mainly engaged in a single segment of business, being investments in income generating real estate properties located in the Kingdom of Bahrain.

18. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

Financial instruments

Financial instruments include financial assets and financial liabilities. A financial instrument is any contract that gives rise to both a financial asset in one enterprise and a financial liability or equity instrument of another enterprise.

Financial assets of the Trust consist of bank balances and trade receivables.

Financial liabilities of the Trust consist of payables and due to related parties.

Categories of financial instruments

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Financial assets		
Cash and cash equivalents	723,740	608,236
Trade receivables	116,406	77,838

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Financial liabilities		
Trade and other liabilities	243,513	201,753
Dividends payable	44,937	45,013
Due to related parties	5,750	12,833

Overview

The Trust has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Trust's exposure to each of the above risks, the Trust's objectives, policies and processes for measuring and managing risk. The note also presents certain quantitative disclosures in addition to the disclosures throughout the consolidated financial statements.

The Investment Manager provides investment management services to the Group and monitors and manages the financial risks relating to the operations of the Group. These risks include credit risk, liquidity risk and market risk.

18.1 Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group is exposed to credit risk on its bank balances and trade receivables.

The credit risk faced by the Group is the risk of a financial loss if (i) tenants fail to make rental payments or meet other obligations under their leases or (ii) a counterparty to a financial instrument or other financial arrangement fails to meet its obligations under that instrument or arrangement.

The Group seeks to limit its credit risk by means of the following policies:

(i) Tenants

The Group maintains the property portfolio under continual review through the appointed property manager to minimize tenant credit risk. Tenants occupying under existing leases at the time of the acquisition of an interest in a property are actively monitored for timely payment of rent and other obligations following the acquisition. New tenants that commence occupation subsequent to the acquisition of an interest in a property are assessed at the time of entering a lease.

The Group engages external property management agents to manage the payment of rents by tenants. The Group through the Investment Manager remains actively involved and undertakes regular consideration of tenant profiles, existing and anticipated voids, overdue rents and outstanding rent reviews. Rent deposits are held in respect of all new leases and may be withheld by the Group in part or in whole if receivables due from the tenant are not settled or in case of other breaches of contract.

(ii) Financial counterparties

The Group is not exposed to significant credit risk on its bank balances as it maintains it with a bank, having high credit ratings, that is Shari'a compliant and regulated by the Central Bank of Bahrain and therefore does not hold any allowance for expected credit loss.

Maximum exposure to credit risk

The management of the Group believes that the carrying amount of financial assets recorded in the consolidated financial statements at the reporting date represents the Group's maximum exposure to credit risk.

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
Cash and cash equivalents	723,740	608,236
Trade receivables	116,406	77,838

Aging of trade receivables:

	31 December 2020 (audited) (BD)	31 December 2019 (audited) (BD)
0 – 30 days	16,699	28,985
31 – 90 days	22,299	12,536
91 - 180 days	54,991	9,092
181- 365 days	108,768	43,074
More than 365 days	69,649	71,742
Gross receivables	272,406	165,429
Allowance for expected credit loss	(156,000)	(87,591)
	116,406	77,838

The Group does not hold any collateral against above receivables. However, these are secured by deposits held by the Group against certain tenants.

The Group believes that the provision on trade receivables represent best estimate of amount that would be recovered from customers based on available reliable information (note 2.2).

18.2 Concentration risk

All the real estate investment of the Group is located in the Kingdom of Bahrain. Decreased government revenue from reduced oil prices may have a negative effect on Bahrain economy and in turn on the Group's Properties. Emerging markets such as Bahrain are generally susceptible to greater risk than in more developed markets. Any unexpected changes in the political, social, economic or other conditions in Bahrain may have a material adverse effect on the investment in real estate of the Group.

18.3 Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial assets. Liquidity risk arises from mismatches in the timing and amounts of cash flows, which is inherent to the Group's operations. The Group manages liquidity risk by maintaining sufficient cash at banks to meet its liabilities when due. As of 31 December 2020, the Group is not exposed to significant liquidity risk.

18.4 Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments.

The Group is not exposed to any significant market risk as of reporting date.

19. FAIR VALUE

Fair value is the price at which an orderly transaction to sell an asset or to transfer a liability would take place between market participants at the measurement date under current market conditions (i.e. an exit price at the measurement date from the perspective of a market participant that holds the asset or owes the liability).

The fair value of the Group's financial assets and liabilities approximate its carrying value due to its short-term nature. The fair value of investment in real estate approximates its carrying value except for the possible effect of COVID-19 (note 2.2 and 4).

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Fair value measurements subsequent to initial recognition at fair value are grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Investment in real estate carried at fair value are categorized within level 3 of the fair value hierarchy. The Group determines the fair values of its investment in real estate by using the income approach. Refer to note 6.

There were no transfers between Level 1, Level 2 and Level 3 during the year.



20. NET ASSET VALUE PER UNIT

	Net Assets Value (BD)	Number of Units in issue	Net Assets Value Per Unit
As at 31 December 2020	12,394,766	198,000,000	0.0626
As at 31 December 2019	12,212,535	198,000,000	0.0616
As at 31 December 2018	17,088,757	198,000,000	0.0863

The net asset value per unit is based on the net assets value and units outstanding as at 31 December 2020, 31 December 2019 and 31 December 2018. There has been no redemption since inception of the Trust.

21. EARNING / (LOSS) PER UNIT

Earning / (loss) per unit are calculated by dividing the profit / (loss) for the year attributable to unitholders of the EBRIT by the weighted average number of units outstanding during the year.

	For the year ended 31 December	
	2020	2019
Profit / (loss) attributable to unitholders – BD	559,970	(4,282,222)
Weighted average number of units outstanding - units	198,000,000	198,000,000
Earnings / (loss) per unit – BD	0.00283	(0.0216)

As this is a closed-ended real estate investment trust, diluted earnings per unit is not applicable.

22. NET DISTRIBUTABLE INCOME

“Net Distributable Income” is defined in Clause 16.4 of the Trust Instrument and is arrived at as follows:

	Notes	For the year ended 31 December (BD)	
		2020	2019
Opening balance		536,542	498,712
Profit / (loss) for the year		559,970	(4,282,222)
(Reversal of fair value unrealized loss) / fair value unrealized loss on investment in real estate	6	(57,955)	4,863,416
Add back allowance for expected credit loss	7.1	68,409	52,636
Deduct capital expenditure reserve	3(i)	(2,000)	(2,000)
Net distributable income		1,104,966	1,130,542
Dividend distributed		(377,739)	(594,000)
Net distributable income available		727,227	536,542

THE ESKAN BANK REALTY INCOME TRUST (THE “TRUST”) SUPPLEMENTARY DISCLOSURE

REPORTING OF FINANCIAL IMPACT OF COVID-19 AS AT 31 DECEMBER 2020 (unaudited)

Date: 28 February 2021

Eskan Bank Realty Income Trust (the “Trust” or “EBRIT”) is a registered trust as per Financial Trust Law of Kingdom of Bahrain (law No. 23 of the year 2006 and as replaced by law No. 23 of 2016) with the Central Bank of Bahrain (the “CBB”) under registration number FT/11/002/16 on 8 November 2016. The units of the Trust are listed in the Bahrain Bourse.

The rapid outbreak of the coronavirus presents an alarming health crisis that the world is grappling with. In addition to the human impact, there is also a significant commercial impact being felt globally.

The governments throughout the world had provided economic stimulus packages to assist business to tide through this crisis. The Government of the Kingdom of Bahrain provided stimulus package, which included wage support for Bahrainis in the private sector, partial waivers on payment of utility bills, exemption from municipality and Labour Market Regulatory Authority (LMRA) fees.

However, while the full extent of the financial impact cannot be concluded with certainty at this time due to the ongoing volatility of the situation and the market fluctuations, the following is a narrative of the key areas of impact on the EBRIT’s operations and financial performance:

The trust assets which comprise of Segaya Plaza a commercial building consisting of 15 retail units and 105 fully furnished residential apartments and Dannat Al Madina property consisting of 44 retail units and 2 office towers named Durra 1 and Durra 2.

Considering the impact to the business and also considering the need to support the tenants in order to maintain long term occupancy, the Trustee of the Trust approached the Unitholders to consider whether rent free periods, discounts to rents or grace periods can be offered to certain negatively impacted tenants who were able to provide evidence that support is required. The Unitholders at their meeting held on 14 June 2020 approved the following:

Authorized the Investment Manager to provide reliefs package for a maximum of up to three months to the tenants. Based on the assessment of the level of impact on the tenant’s financial position provide them relief in one of the following methods:

- a) Provide only impacted tenants up to three months’ rent free;
- b) Provide only impacted tenants a rental discount of 50% for a period of up to three months; and
- c) Provide only impacted tenants a deferred rent period of up to three months.

Accordingly, the Property Manager has carried out a detailed analysis (“Tenant Rent Relief Analysis”), and was able to identify certain negatively impacted tenants those who urgently required the financial assistance, after carefully reviewing proof of impact on their business. Consequently, an amount BD 49,206 rent relief package was concluded by the Trust, and being granted for the month of April, May and June in the month July 2020 for those impacted tenants.

The total amount of relief received by the properties due to partial waiver of the utilities bills of the property is estimated to amount to approximately BD 9,227 for the year.

The EBRIT did not observe any significant impact on the value of its real estate property for the year ended 31 December 2020 based on the assessment carried out by an independent third-party valuer.

Note:

This Supplementary Disclosure is issued in compliance with the Central Bank of Bahrain Circular dated 14 July 2020 (Ref: OG/259/2020) relating to the reporting of financial impact of COVID-19, and should not be relied upon for any other purpose. Due to the evolving and unpredictable nature of the COVID-19 pandemic, the information contained herein does not represent a precise and/or comprehensive assessment of its impact on the Company. This information has not been subject to a formal audit or review by external auditors.



**ANNEXURE
ADDITIONAL
DISCLOSURES**

ANNEXURE A: CONSOLIDATED STATEMENT OF PORTFOLIO INVESTMENTS, RECEIVABLES AND FINANCING

AS AT 31 DECEMBER 2020

	31 December 2020		31 December 2019	
	BD	% of portfolio	BD	% of portfolio
Investments:				
Investment in real estate:				
Segaya Plaza	6,361,200	53.18%	6,050,250	51.00%
Danaat Al Madina	5,483,000	45.84%	5,735,810	48.34%
	11,844,200	99.03%	11,786,060	99.34%
Receivable:				
Trade receivable	116,406	0.97%	77,838	0.66%
	11,960,806	100.00%	11,863,898	100.00%

ANNEXURE B: CONSOLIDATED STATEMENT OF FINANCIAL HIGHLIGHTS FOR THE YEAR ENDED 31 DECEMBER 2020

	31 December 2020	
	2020 BD	2019 BD
Per Unit		
Net asset value at the beginning of the year	0.0616	0.0863
Income from investments		
Net income from investments	0.0026	0.003
Net unrealized gain / (losses) from investments	0.0003	(0.0246)
Total income from investments	0.0029	(0.02163)
Distributions to unitholders		
From net income on investment	(0.0019)	(0.0030)
Total distributions	(0.0019)	(0.0030)
Capital contributions		
	-	-
Net asset value at the end of the year	0.0626	0.0616
Financial Ratios / Supplemental Data		
Total net assets at the end of the year	12,394,766	12,212,535
Weighted average net assets	12,168,391	14,076,952
Ratio of expenses to weighted average net assets	0.0368:1	0.0347:1
Turnover rate of portfolio investments, receivables and financing	N.A.	N.A.
Rate of return	4.60%	(30.42%)

Disclosure of the methods used to calculate the following:

a) Ratio of expenses to weighted average net assets

The ratio of expenses is computed taking the total expenses for the year divided by the weighted net assets of the Trust during the year.

b) Rate of return

The rate of return is computed by dividing the net income (loss) for the year by the weighted average net assets of the Trust during the year.

ANNEXURE C: CONSOLIDATED STATEMENT OF FINANCIAL HIGHLIGHTS FOR THE YEAR ENDED 31 DECEMBER 2020

Additional Disclosures

The additional disclosures as required by “BRT-3.1 General Requirements” to the Rulebook on Collective Investment Undertakings (CIU) – Volume 7 on Capital Markets are as follows:

BRT-3.1.1- Jointly Controlled Entities- Not Applicable as EBRIT does not have any joint ownership in any investment.

BRT-3.1.2- Financing and Debt Position - Not Applicable as EBRIT does not have any Financing or Debt.

Properties	Segaya Plaza	Danaat Al Madina
a) Address of the asset	Segaya Plaza, Oman Ave, Manama, Kingdom of Bahrain	Danaat Al Madina, Isa Town, Kingdom of Bahrain
b) Acquisition date	10 November 2016	10 November 2016
c) Type of property including the respective proportion allocated to office/retail/residential/parking	Residential (68%), Retail (93%)	Offices (98%), Retail (74%)
d) Land area	5,469 sq m	29,014 sq m*
e) Gross/lettable building space	Net lettable area is 15,898 sq m	Net lettable area is 11,757 sq m
f) Current valuation	BD 6,361,200	BD 5,483,000
g) Valuation cap rate	The current cap rate stands at 8.5%	The current stable cap rate stands at 9%
h) Average passing rent per square meter	BD 31.609 **	BD 38.177 **
i) Current level of leasing incentives for each asset	3 to 6 months grace period to new tenants	3 to 6 months grace period to new tenants
j) Annualized net rent based on current rent roll	BD 502,521 ***	BD 448,848 ***
k) Vacant space of a building and any large impending lease expiries	-Vacant Space: The overall occupancy of the property is 71%. -large lease expired: Not Applicable	-Vacant Space: The overall occupancy of the property is 88%. -large lease expired: Not Applicable
l) Operating profit (after property expenses)	Current net rental income stands at BD 266,165 per annum – after operating costs	Current net rental income stands at BD 348,360 per annum – after operating costs
m) Percentage of ownership (and commentary on control provisions)	100%	100%
n) Form of ownership (e.g. freehold or leasehold ownership)	Freehold	Freehold
o) Year of construction completion/major refurbishment	Construction completion date is 31 May 2014 and major refurbishments of the apartments and common area was done during Q2 2019.	Construction completion date is 26 April 2015 and no major refurbishments have been carried out since then.
p) Impending capital expenditure costs	None	None

* Includes land area for certain freehold apartments situated on floors above the retail components which do not form part of the Trust Property.

** The average rent per sqm is calculated based on the annualized rent divided by the total net lettable area.

*** The annualized figures are based on the figures reported in the consolidated statement of operations for the year 1 January 2020 to 31 December 2020



SUMMARY VALUATION REPORTS

The below is a summary of the main inputs and assumptions with regard to KF478-2020 valuation (Fair Value) of Danaat Al Madinah and Segaya Plaza in Bahrain. It is not a fully Red Book compliant RICS valuation report. Please refer to Knight Frank's final valuation reports for more details.

Valuation Summary - Danaat Al Madinah

Location	At the intersection of Al Quds and Muscat Avenues in Isa Town, Bahrain.		
Use	Retail and office areas part of Danaat Al Madinah complex.		
Description	Danaat Al Madinah was built in 2015 and comprises 4,576 sqm of ancillary retail along with 7,181 sqm of office space across two buildings (Durra 1 and Durra 2)		
Site Details	Title No.	Current Use	Area (sqm)
	155898	Mixed use development	17,669
	155863	Mixed use development	10,230
	196807	Office Development	1,115.20
	Total		29,014.20
Tenure	Assumed Freehold		
Occupancy	88%		
Operating Costs	BHD 91,291 per annum		
Estimated Gross Rental Value	BHD 681,780 per annum at 100% occupancy		
Basis of Value	Fair Value		
Valuation Date	31 December 2020		
Valuation Methodology	Investment method		
	Exit Yield: 8.50% , Discount Rate: 10.5%		
Fair Value	BHD 5,852,000 (Five Million, Eight hundred and Fifty Two Thousand Bahraini Dinars)		



SUMMARY VALUATION REPORTS

The below is a summary of the main inputs and assumptions with regard to KF478-2020 valuation (Fair Value) of Danaat Al Madinah and Segaya Plaza in Bahrain. It is not a fully Red Book compliant RICS valuation report. Please refer to Knight Frank's final valuation reports for more details.

Valuation Summary - Segaya Plaza

Location	In the north-east part of Bahrain, Segaya District, Manama, Bahrain.		
Use	Retail and residential apartments.		
Description	15 ground floor retail outlets and 105 fully furnished residential apartments.		
Site Details	Title No. 57505	Current Use Mixed use development	Area (sqm) 5,469
Tenure	Assumed Freehold		
Occupancy	The overall occupancy is 71%		
Operating Costs	BHD 197,586 per annum		
Estimated Gross Rental Value	Retail: BHD 286,600 per annum at 100% occupancy Residential: BHD 621,000 per annum at 100% occupancy		
Basis of Value	Fair Value		
Valuation Date	31 December 2020		
Valuation Methodology	Investment method Exit Yield: 9.00% , Discount Rate: 11%		
Fair Value	BHD 6,630,000 (Six Million, Six Hundred and Thirty Thousand Bahraini Dinars)		

CORPORATE GOVERNANCE

Established as a closed-ended, shari'a-compliant real estate investment trust (REIT) with a 100-year duration, Eskan Bank Realty Income Trust (EBRIT) was registered as a trust with the Central Bank of Bahrain (CBB) (registration number FT/11/002/16) on 8 November 2016. As a Bahrain-registered trust, EBRIT is required to adhere to corporate governance practices mandated by the CBB and its subsidiaries is required to adhere to corporate governance practices mandated by the Ministry of Industry, Commerce and Tourism (MOICT) while also complying with the Bahrain Commercial Companies law (BCCL).

Corporate governance helps ensure transparency and appropriate disclosures to stakeholders. EBRIT's corporate governance framework is focused on assisting EBRIT to meet its strategic objectives and grow sustainably while remaining fully aware of unit holders' interests. EBRIT's corporate governance framework includes the board, the shari'a supervisory board, board meetings and the appointment of a corporate governance officer.

EBRIT's board of directors (the board) is charged with the delivery of strong, sustainable financial performance and the creation of long-term value. To achieve this, the board implements and monitors EBRIT's strategy and performance within a framework of sound corporate governance. Directors are responsible for ensuring EBRIT operates in accordance with shari'a and for preparing and presenting consolidated financial statements in accordance with the financial accounting standards issued by the Accounting and Auditing Organization for Islamic Financial Institutions (AAOIFI). This includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making reasonable accounting estimates.

EBRIT's board in 2020 comprised:

- Bashar Bazian (Chairman), representing the Trustee;
- Muhammad Saeed Butt (Deputy Chairman), representing Eskan Bank (as the investment manager); and
- Michael Roy Pankhurst, representing the Trustee.

The boards of Segaya Plaza Company B.S.C. (c) and Danaat Al Madina Company B.S.C. (c) comprise the same individuals. After the end of 2020, the trustee and custodian of EBRIT changed from Crestbridge Bahrain B.S.C. (c) to Keypoint Trust B.S.C. (c). Accordingly, a new board and a new chairman representing Keypoint Trust B.S.C. (c) (Keypoint) has been appointed.

Keypoint Trust B.S.C. (c):

Keypoint Trust B.S.C. (closed) is a closed joint stock company, first established in 2008 as a joint venture with an international fiduciary service provider. Keypoint is licensed by the CBB to provide trust services. In 2017, the Keypoint group acquired the interest of the joint venture partner and Keypoint Trust is now fully owned by the Keypoint group. Keypoint Trust has set up and administered trusts for various activities including employee savings schemes, employee incentive schemes, issuances of sukuk and debt restructuring.

Wajdi Al Jallad | Chairman (incoming) of EBRIT

Managing Director | Keypoint Group

Wajdi founded the Keypoint group and has been instrumental in growing its activities for the past 15 years in the Kingdom of Bahrain and across the broader MENA region. With a background in professional services - he worked for a professional services firm in Bahrain for more than 10 years - Wajdi was appointed chairman of Keypoint Trust B.S.C. (c) when it was set up in 2008, a position which he held until 2017. He is currently Keypoint Trust's managing director and a member of its board.

Nandakumar Narasimhan

Senior Director – Head | Trust Services

Nandakumar is a chartered accountant who has been working in the financial services industry for the past 25 years. He joined Keypoint when it was established in 2006 and has been instrumental in setting up and growing Keypoint's investment administration business. In 2017, Nandakumar assumed additional responsibilities for the trust business and currently heads Keypoint's trust and investment administration functions. Before joining Keypoint, he worked with Deutsche Bank and Zurich Asset Management in India.

Remuneration

Directors do not receive remuneration for their services to EBRIT, Segaya Plaza Company B.S.C. (c) or Danaat Al Madina Company B.S.C. (c).

Related party transactions and conflicts of interest

The directors make every practical effort to avoid conflicts of interest and must disclose interests (if any) whenever they arise at board meetings and abstain from voting on related subjects. There are currently no transactions involving potential conflicts of interest which need to be brought to unit holders' attention.

Board meetings and attendance

According to the Bahrain Commercial Companies Law, CBB rules and the corporate governance code issued by the MOICT, board meetings should be conducted at least four times a year on a quarterly basis. During 2020, board meetings held in Bahrain were:

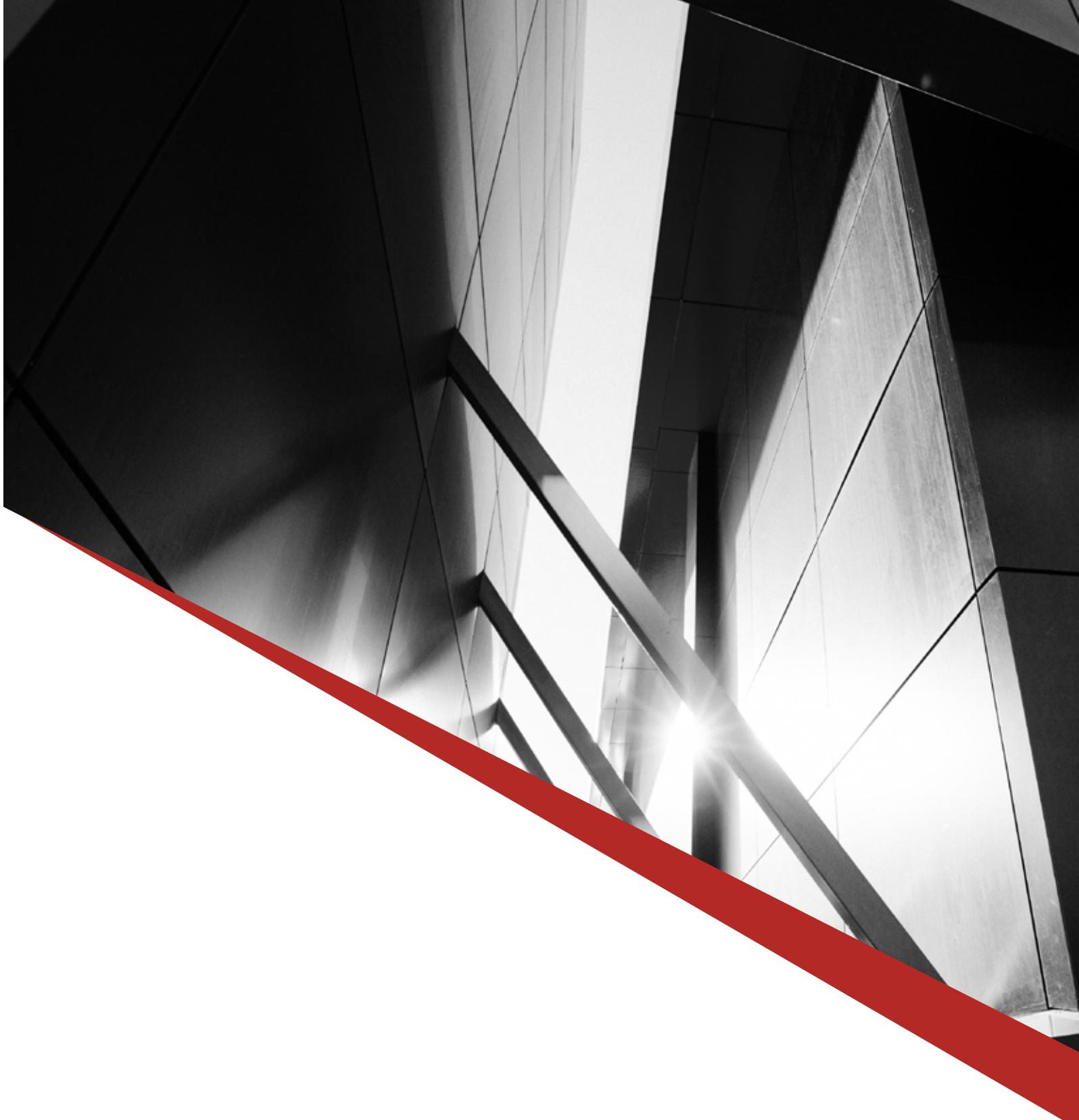
EBRIT:

Date	Bashar Bazian	Muh'd Saeed Butt	Michael Pankhurst
13/1/2020	✓	✓	✓
29/1/2020	✓	✓	✓
25/2/2020	✓	✓	✓
16/3/2020	✓	✓	✓
18/3/2020	✓	✓	✓
28/4/2020	✓	✓	✓
7/5/2020	✓	✓	✓
11/6/2020	✓	✓	✓
26/8/2020	✓	✓	✓
24/9/2020	✓	✓	✓
18/11/2020	✗	✓	✓
2/12/2020	✓	✓	✓
30/12/2020	✓	✓	✓

Date	Segaya Plaza Company B.S.C. (c)			Danaat Al Madina Company B.S.C. (c)		
	Bashar Bazian	Muh'd Saeed Butt	Michael Pankhurst	Bashar Bazian	Muh'd Saeed Butt	Michael Pankhurst
13/1/2020	✓	✓	✓	✓	✓	✓
29/1/2020	✓	✓	✓	✓	✓	✓
16/3/2020	✓	✓	✓	✓	✓	✓
31/3/2020	✓	✓	✓	✓	✓	✓
28/4/2020	✓	✓	✓	✓	✓	✓
9/7/2020	✓	✓	✓	✓	✓	✓
24/9/2020	✓	✓	✓	✓	✓	✓
18/11/2020	x	✓	✓	x	✓	✓
2/12/2020	✓	✓	✓	✓	✓	✓
30/12/2020	✓	✓	✓	✓	✓	✓

Corporate governance officer

EBRIT's subsidiaries, Segaya Plaza Company B.S.C. (c) and Danaat Al Madina Company B.S.C. (c), in compliance with the MOICT's corporate governance regulations, both have a corporate governance officer (CGO). Rania Fikry acted as the CGO for both companies from 6 September 2018 to 30 December 2020. Following the appointment of Keypoint as the trustee, Fatima Al Nuwaiwi was appointed as the new CGO for both companies on 30 December 2020.



EBRIT