August 11, 2026

To,
The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai - 400051.

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400001.

Re: Script Symbol "BAGMANE", Scrip Code "544758"

Dear Sir/ Madam,

Subject: Press Release, Earnings Update and Supplementary Databook of Bagmane Prime Office REIT ("Bagmane REIT"), for the quarter ended June 30, 2026

In continuation to our intimation dated Tuesday, August 11, 2026, regarding the outcome of the Board Meeting of Bagmane Realty Investment Manager Private Limited, Manager to Bagmane REIT held on Tuesday, August 11, 2026, please see enclosed the:

1. Press Release as **Annexure I**; and

2. Earnings Update and Supplementary Databook, containing the business and financial results of Bagmane REIT, enclosed as **Annexure II** and **Annexure III**, respectively.

Thanking you,

For and on behalf of **Bagmane Prime Office REIT** acting through its Investment Manager, **Bagmane Realty Investment Manager Private Limited**

Venkatesh Ranganath P
Digitally signed by Venkatesh Ranganath P
Date: 2026.08.11 20:37:09 +05'30'

Venkatesh Ranganath P
Company Secretary and Compliance Officer
A37567

Bagmane Prime Office REIT declares ₹5,100 million in maiden Distribution;

Reports Q1 FY27 Financial Results

Bengaluru, India | August 11, 2026

Bagmane Prime Office REIT (NSE: BAGMANE| BSE: 544758), India's latest publicly listed Real Estate Investment Trust and Bengaluru's largest Grade A+ office REIT, today announced its financial results for the period Q1 FY27. The Board of Directors of Bagmane Realty Investment Manager Private Limited, the Manager to Bagmane Prime Office REIT, at its meeting held on August 11, 2026, approved the financial results and declared the REIT's maiden distribution to unitholders of ₹1.50 per unit, amounting to ₹5,100 million.

Business Highlights

- 98.7% Committed Occupancy as of June 30, 2026 across completed office portfolio of 16.6 msf in six Grade A+ business parks in Bengaluru — the highest committed occupancy among listed Indian office REITs.
- ₹ 7.3 billion Revenue from Operations and ₹ 6.6 billion NOI for the full quarter, delivering a 90% NOI margin, with both Revenue and NOI growing 16% year-on-year.
- 260k sft of Gross Leasing during Q1 FY27 at a 16% mark-to-market– 100% leasing done to existing tenants.
- In-place Rents across the portfolio are 18% below current market rents, providing embedded rental growth.
- The portfolio comprises 19.6 msf of commercial office space, including 16.6 msf completed and operational, 1.0 msf under construction and 2.0 msf of future development.
- 47+ msf ROFO pipeline across Bengaluru, Delhi and Chennai, providing significant long-term growth opportunity.
- LTV of 4% as of June 30, 2026, the lowest among listed office REITs in India, with over ₹ 180 billion of debt headroom for acquisitions and development.
- During the period ended June 30, 2026, the REIT raised a ₹15 billion debt facility at the trust level at an interest rate of 7.4%, of which ₹10 billion was drawn to replace SPV-level debt.

The REIT has 1.0 msf under construction, with Ceres, Cosmos nearing completion in Q3 FY27 and Aurora, Cosmos expected to be completed by Q4 FY27. Two hotels totalling 607 keys are under development in Bengaluru, while the Solar Asset in Chitradurga, Karnataka with capacity 72.5 MW DC is expected to be complete by Q2 FY27, taking total capacity to 164.4 MW DC. The REIT has 47+ msf ROFO assets which are at various stages of development across Bengaluru, Delhi and Chennai.

Hugh Andrew, Chief Executive Officer, Bagmane Prime Office REIT said,

"We came to the market with an almost fully leased portfolio in India's best performing micro-market, with an enviable tenant roster, the lowest leverage in the listed REIT sector, and a 47+ msf ROFO growth runway and significant headroom for third party acquisitions. The first quarter has confirmed every one of those attributes. Our job from here is to convert the

embedded mark-to-market into distributions and deploy the balance sheet into expansion at the right time."

Ashay Shah, Chief Financial Officer, Bagmane Prime Office REIT said,

"The underlying financial profile of the REIT gives us considerable flexibility as we enter the next phase of growth. Our priority is to convert the rental growth embedded in the existing portfolio into distributions while retaining the balance sheet strength to pursue opportunities at the right time. Whether through the ROFO pipeline or selective third-party acquisitions, we will remain disciplined and focused on creating value for our unitholders."

* - Q1 FY27 (April 1 – June 30, 2026) was not a full quarter of listed operations for Bagmane REIT. REIT SPVs and Holdco numbers which are part of our consolidated financial results for the quarter, reflect the period post completion of the formation transactions that is from May 8, 2026 to June 30, 2026. They are therefore not comparable with a full quarter, or with the corresponding period of the previous year.

About Bagmane Prime Office REIT

Bagmane Prime Office REIT (NSE: BAGMANE | BSE: 544758) is a publicly listed Real Estate Investment Trust settled under the Indian Trusts Act, 1882, and registered with the Securities and Exchange Board of India (SEBI). It owns, operates and manages premium Grade A+ commercial office business parks in Bengaluru, Karnataka, backed by the Bagmane Group — one of India's largest developers and operators of Grade A+ office real estate, with nearly three decades of operational history in Bengaluru. Bagmane REIT is the parter of choice for leading GCCs contributing to 90% of the occupier base, 99% of the tenants are foreign headquartered MNCs and 64% are Fortune 500 companies; including global names like Google, Amazon, Qualcomm, Nvidia, Samsung and others.

Disclaimer

This press release is for general information purposes only and should be read in conjunction with the earnings presentation and financial results of Bagmane Prime Office REIT ("Bagmane REIT" or the "REIT") for the relevant period. The information contained herein is based on management information, estimates and assumptions, is current only as of the date hereof, has not been independently verified and may be subject to change without notice.

Bagmane Realty Investment Manager Private Limited (the "Manager"), in its capacity as the manager of Bagmane Prime Office REIT, and Bagmane REIT make no representation or warranty, express or implied, as to the accuracy, fairness or completeness of the information contained herein and shall not be liable for any loss arising from reliance on such information. Recipients are advised to undertake their own assessment and analysis.

This press release contains forward-looking statements based on the current beliefs, opinions and assumptions of the Manager. Such statements involve known and unknown risks and uncertainties and actual results may differ materially from those expressed or implied. The Manager undertakes no obligation to update or revise such statements, except as required under applicable law.

Certain financial and operating measures contained herein may not be determined in accordance with Ind-AS and should not be considered as substitutes for the financial results reported under Ind-AS. Such measures may not be comparable with similarly titled measures presented by other REITs. Certain figures may have been rounded off and actual legal entity names of tenants/occupiers may differ.

This press release does not constitute an offer, invitation, solicitation or recommendation to purchase, subscribe for, sell or otherwise deal in the units of Bagmane REIT.

For further details please contact:

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ir@bagmanereit.com
Phone: +91 80 4032 9901

Annexure II

BAGMANE

REIT

Q1 FY27
Earnings Update

TABLE OF CONTENTS

Bagmane Constellation Business Park

GCC focused office REIT with Grade A+ assets in the world's best performing micro markets | Listed in May '26

BAGMANE REIT

Bagmane Prime Office REIT

Listed: May 14, 2026

Ticker

NSE: BAGMANE | BSE: 544758

₹100.00	₹ 351,900 Mn
ISSUE PRICE PER UNIT	MARKET CAP AT LISTING
₹108.70	207 k applications
UNIT PRICE AS OF AUG 10, 2026[1]	HIGHEST EVER IN LISTED REITS
25x	23x
IPO SUBSCRIPTION[2]	NIIs SUBSCRIPTION

IPO size ₹34,050 Mn[3]

Strategic	₹8,500 Mn
Anchor	₹11,498 Mn
Main book	₹14,053 Mn

Key Public Unitholders[4]

- Blackstone
- Jhunjhunwala Family
- SBI Pension Fund
- Edelweiss MF
- Nuvama Group
- SBI Life Insurance
- 360 ONE
- Neo Group
- UTI MF
- Axis Max Life
- ICICI Pru Pension
- WhiteOak Capital AMC

(1) Closing Unit Price as per National Stock Exchange of India
(2) IPO subscription refers to the Main Book subscription
(3) Public offer of ₹34,050 Mn comprised of ₹23,900 Mn of Fresh Issue and ₹10,150 Mn of Offer for Sale
(4) As on June 30, 2026

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Key Performance Highlights

Bagmane Constellation Business Park

BAGMANE REIT

Robust Operating Performance

260k sft	98.7 %	₹7,337 Mn	₹6,605 Mn	₹1.50 p.u
GROSS LEASING	COMMITTED OCCUPANCY	REVENUE FROM OPERATION(1)	NOI(1)	DISTRIBUTION (DPU)

PERFORMANCE	Operational	Committed Occupancy of 98.7% across 16.6 msf completed portfolio (98.8% at Dec'25); In-Place Rent ₹111 psf
	Leasing	260k sft Gross Leasing in Q1 FY27 ; achieved MTM of 16%
	Financial	Q1 FY27 - Revenue ₹7,337 Mn | NOI ₹6,605 Mn (NOI Margin 90%)
	Distribution	₹5,100 Mn distribution declared for Q1 FY27 (₹1.50 per unit)
GROWTH & CAPITAL	Development	1.0 msf of office space; 607 key hotels; 72.5 MW (DC) solar under development
	Balance sheet	LTV(2) of 4% — lowest among Indian office REITs; significant debt headroom for acquisition led growth
OTHER UPDATES	Peridot — SEZ conversion	4 SEZ office floors totaling 200 ksf were converted to non-processing area, of which 149k sft is leased; SEZ share(3) reduced to 14%
	Corporate alignment	Converted Bagmane Green Power LLP to Private Limited Company as part of the REIT structure rationalization; effective from July 1, 2026

(1) Revenue and NOI for Q1 FY27 are based on unaudited management estimates for the quarter ended June 30, 2026
(2) Computed basis Net Debt as of June 30, 2026 over GAV of Dec'25
(3) SEZ assets contribute 14% of Gross Contracted Rentals, while accounting for 20% of the portfolio's leasable area, with committed occupancy of 96.5% as of June 30, 2026

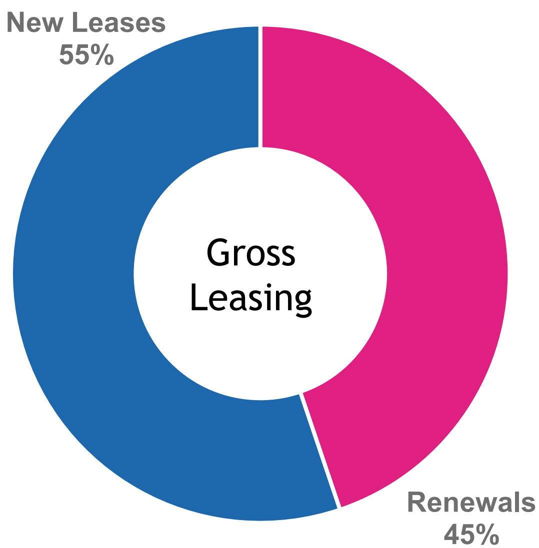
Maintained best in class occupancy | 260k sft leased in Q1 FY27 with mark to market of 16%

260k sft
Gross Leasing

₹ 147 psf/month
Average Rent Achieved
(4% above projected market rents)

16%
MTM Achieved

100% Leased to Existing Tenants



Assets	Tenant	Sector	Area (k sft)
New Leases			**144**
BTP	Nike	Consumer Goods	77
LUXOR	BNP Paribas	BFSI	67
Renewals			**117**
BCBP	Google	Technology	52
BTP	Boeing	E&M	42
BWTC	Xentrix Studios	Technology	23

E&M: Engineering & Manufacturing

BAGMANE REIT

Delivered 90% NOI margin in Q1 FY27, with 16% Y-o-Y growth in Revenue and NOI

Assets (₹Mn)	REVENUE FROM OPERATIONS			NET OPERATING INCOME		
	Q1 FY27	Q1 FY26	Growth %	Q1 FY27	Q1 FY26	Growth %
BWTC	1,829	1,750	4%	1,627	1,619	0%
BCBP	1,666	1,521	10%	1,447	1,362	6%
RIO	395	304	30%	349	247	41%
LUXOR	520	423(2)	23%	493	384(2)	29%
BTP	2,078	1,911	9%	1,915	1,751	9%
COSMOS	528	190	178%	479	161	198%
OFFICE ASSETS	**7,016**	**6,099**	**15%**	**6,310**	**5,524**	**14%**
SOLAR	320	204	57%	295	182	63%
PORTFOLIO	**7,337**	**6,303**	**16%**	**6,605**	**5,705**	**16%**

Growth in Revenue and NOI was primarily driven by –

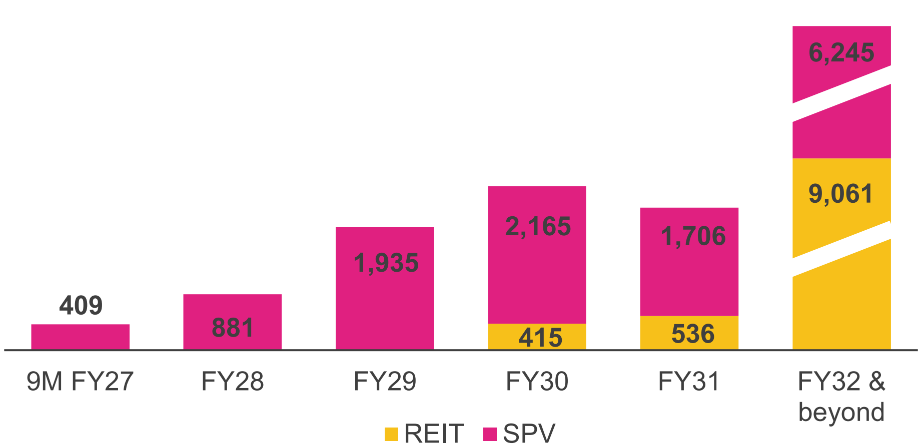
- Contractual Escalations and mark to market achieved across portfolio;
- Commencement of rentals for committed area at Rio, Luxor, and Cosmos;
- Leasing of new area achieved at Cosmos;
- Solar revenue growth primarily due to commencement of operations at Yadgir - 17.5 MW (DC)

(1) *Revenue and NOI for Q1 FY27 are based on unaudited management estimates for the quarter ended June 30, 2026, whereas the corresponding Q1 FY26 figures are extracted from the Draft Offer Document*
(2) *Luxor's Q1 FY26 figures have been grossed up to reflect 100% ownership for comparability, as the ownership interest was 83.39% upto November 30, 2025*

Lowest leverage among Indian REITs with significant debt headroom for growth

₹23 Bn	₹16 Bn	4%	7.4%[2]	AAA	₹180+ Bn
Gross Debt	Net Debt	LTV[1]	Avg. Cost of debt	Credit Rating[3]	Debt headroom

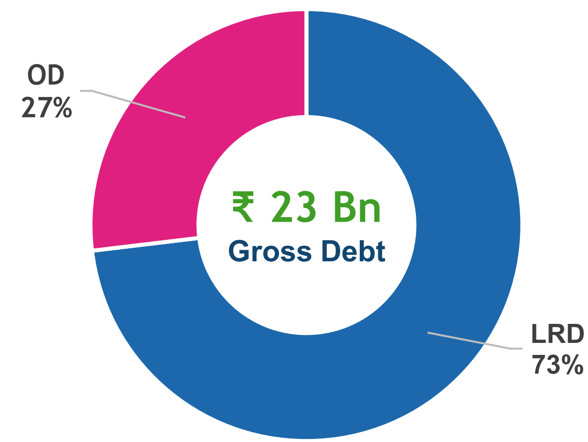
Debt Maturity Profile (₹ Mn)



Repayment	2%	4%	8%	11%	10%	66%

- Raised 15 Bn via LRD (7.4%[2]) in Q1 FY27 at REIT[4]
- 100% of Borrowings are at floating interest rates

Composition of Debt



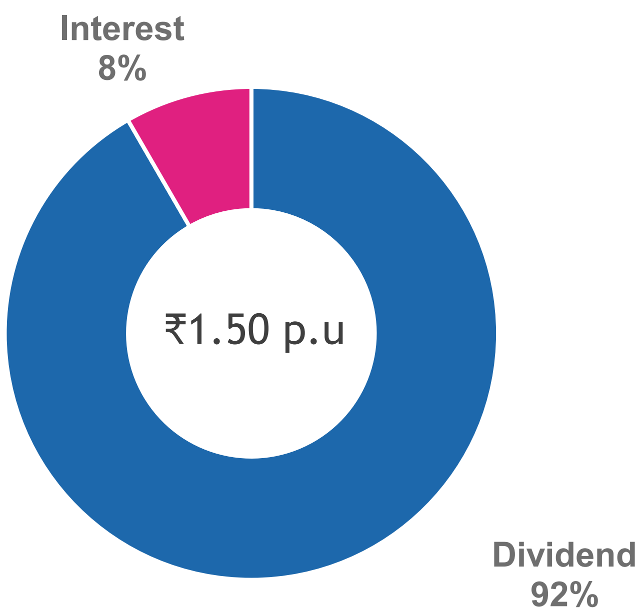
Debt Mix

Gross Debt	Amount	Mix
Debt at REIT Level	₹ 10 Bn	43%
Debt at SPV Level	₹ 13 Bn	57%
Undrawn Committed Facilities	₹ 10 Bn	

(1) Computed basis Net Debt as of June 30, 2026 over GAV of Dec'25
(2) p.a.p.m basis
(3) Issuer Rating assigned by ICRA Limited and CARE Ratings Limited
(4) ₹10 Bn drawn against a sanctioned limit of ₹15 Bn (as of June 30, 2026)

BAGMANE REIT

Maiden distribution of ₹1.50 per unit | Most Tax efficient with highest dividend component



DISTRIBUTION AMOUNT

₹5,100 Mn

UNITS OUTSTANDING

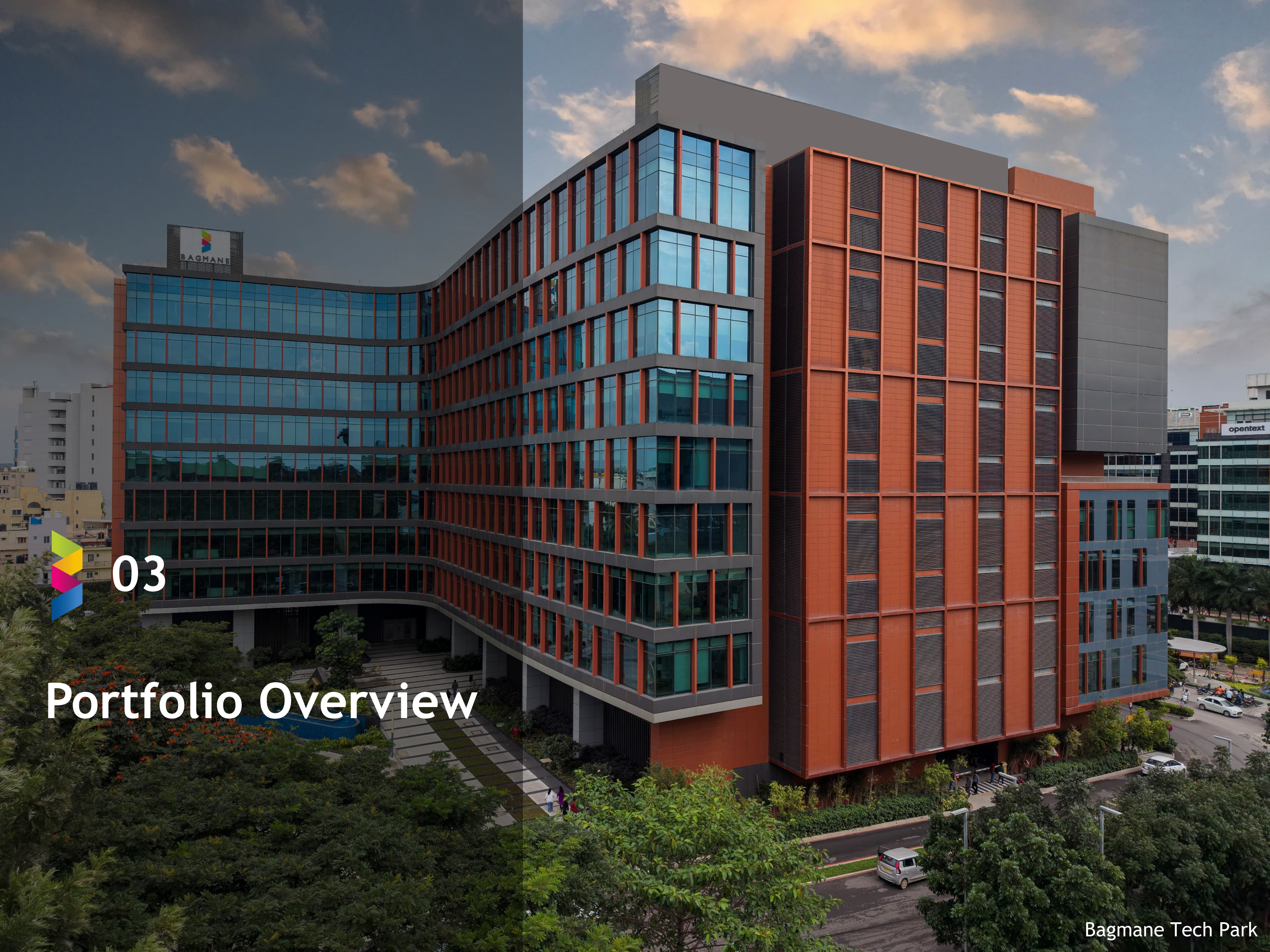
3,400 Mn

DISTRIBUTION PER UNIT

₹1.50

Key Dates

August 11, 2026	August 14, 2026	On or before August 21, 2026
Declaration Date	Record Date	Payment Date



03 Portfolio Overview

Bagmane Tech Park

BAGMANE REIT

A pure-play Bengaluru portfolio with embedded growth: 18% MTM upside and 47.2 msf ROFO runway

20.3msf
TOTAL AREA

LEASABLE AREA - 19.6 msf across 6 premium parks

• 16.6 Completed • 1.0 - U/C • 2.0 Future Development

SOLAR ASSETS - 164.4 MW (DC) across 4 solar parks[(1)]

HOTEL KEYS (U/C) – 607

98.7% COMMITTED OCCUPANCY[(2)]	**18%** MTM POTENTIAL	**47.2 msf** ROFO PIPELINE[(3)]
90% GCC	**111 psf** IN PLACE RENT	**6.8 Years** WALE
260k sft GROSS LEASING (Q1 FY27)	**₹6,605 Mn** NOI (Q1 FY27)	**4 %** LTV

(1) 164.4 MW (DC) Solar Portfolio, comprising 91.9 MW (DC) operational capacity and 72.5 MW (DC) under development
(2) Committed Occupancy for SEZ Portfolio stands at 96.5%
(3) ROFO pipeline of 47.2 msf includes assets in Bengaluru, Delhi and Chennai

EXPANSIVE BUSINESS PARKS IN ORR - THE LARGEST OFFICE MICRO-MARKET IN INDIA

BAGMANE REIT

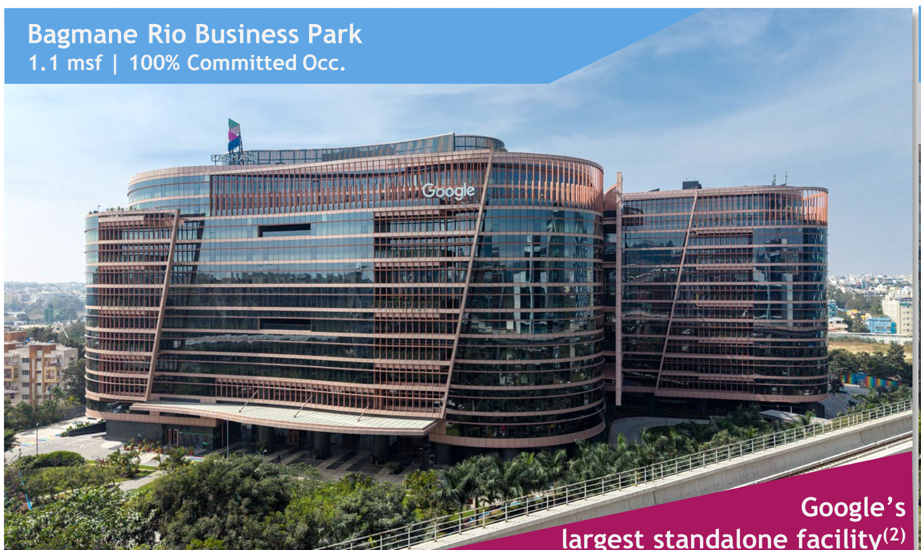
Bagmane World Technology Centre
4.5 msf | 96.4% Committed Occ. | 607 Key Hotels u/c

Samsung's largest R&D centre[1]

Bagmane Constellation Business Park
5.0 msf | 100% Committed Occ.

Amazon's mini campus (5 towers)

Bagmane Rio Business Park
1.1 msf | 100% Committed Occ.



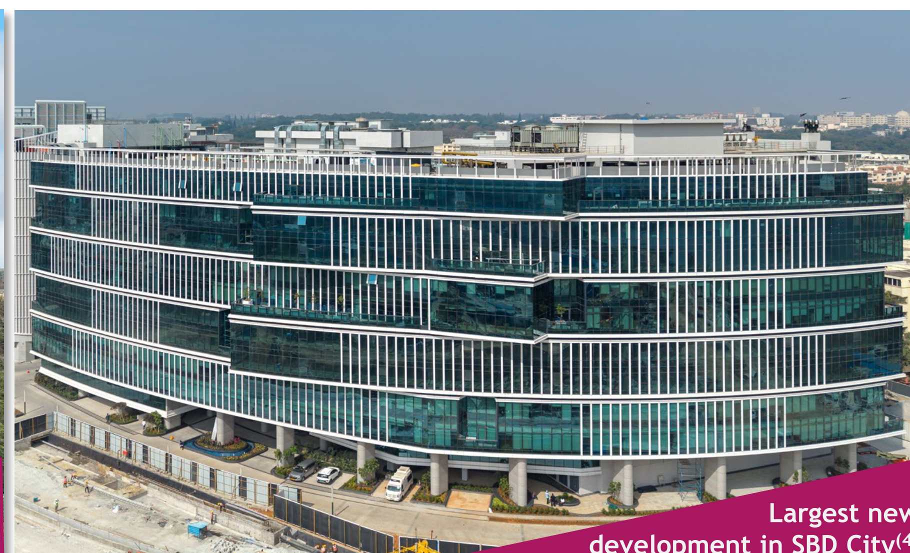
Google's largest standalone facility[2]

Luxor at Bagmane Capital
1.0 msf | 100% Committed Occ.

Host to most valuable companies[3]

Commentary source: JLL
(1) Outside home country (South Korea)
(2) Outside home country (USA)
(3) Tenants include Google & a leading technology company, who rank amongst the largest companies globally in terms of mcap as of Jun 30, 2026

GRADE A OFFICES IN SBD CITY – A LEADING OFFICE DESTINATION IN BENGALURU



(1) Occupancy for 3.9 msf completed area; 0.5 msf is future development
(2) Occupancy for 1.0 msf completed area; 1.0 msf is u/c; 1.5 msf is future development
(3) Outside home country (Sweden)
(4) Post completion

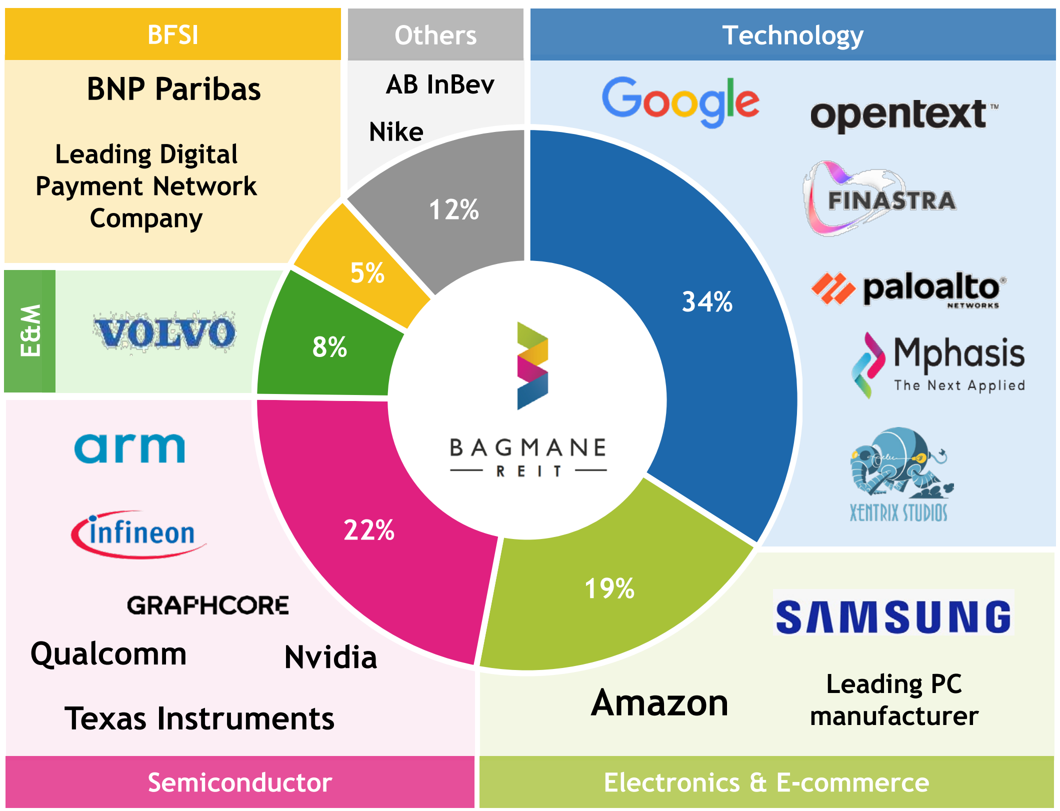
BAGMANE REIT

Partner of choice for leading GCCs, foreign MNCs and Fortune 500 companies; backed by tenants involved in or complementing the development of technology and AI innovation

99% Foreign MNCs

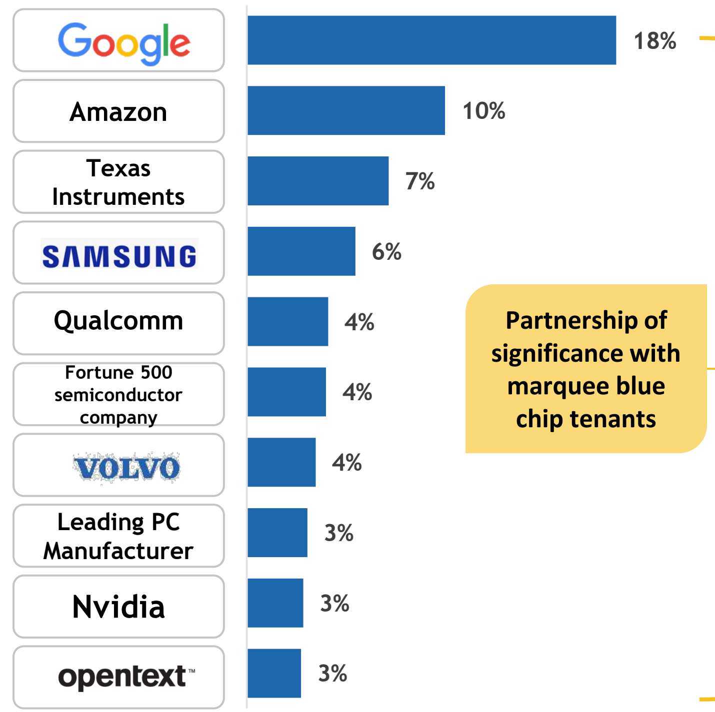
90% GCCs

64% Fortune 500



Top 10 Tenants

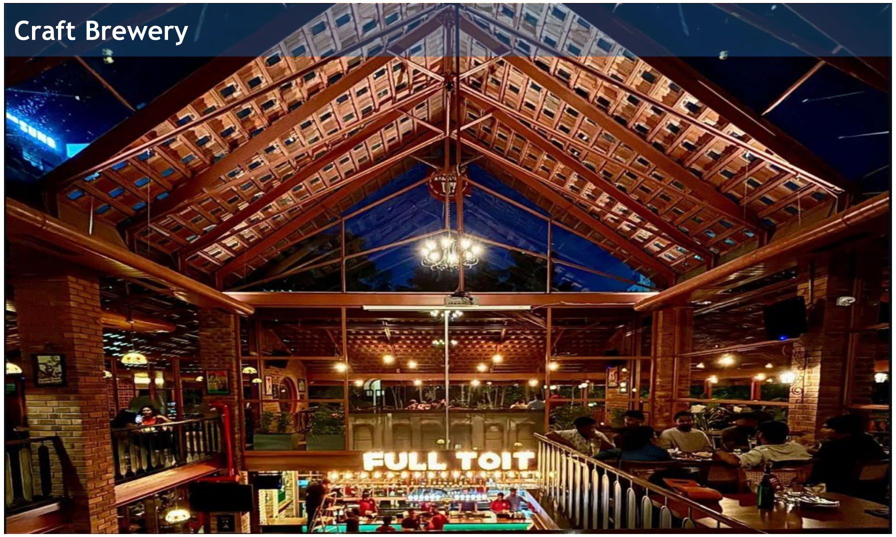
(%) of Gross Contracted Rentals



BAGMANE REIT

World-class amenities promoting live-work-play – F&B

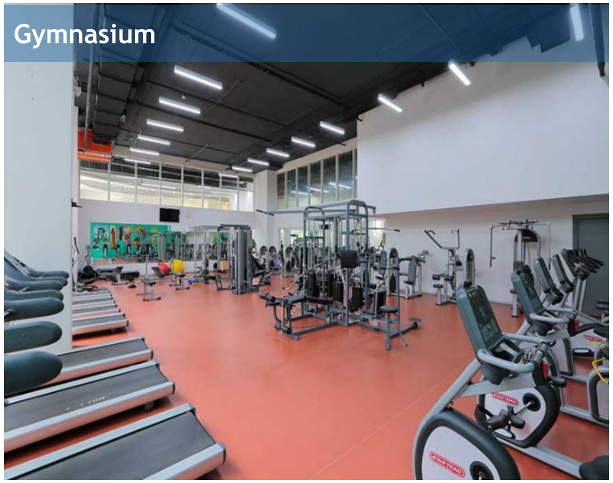

Cafeteria

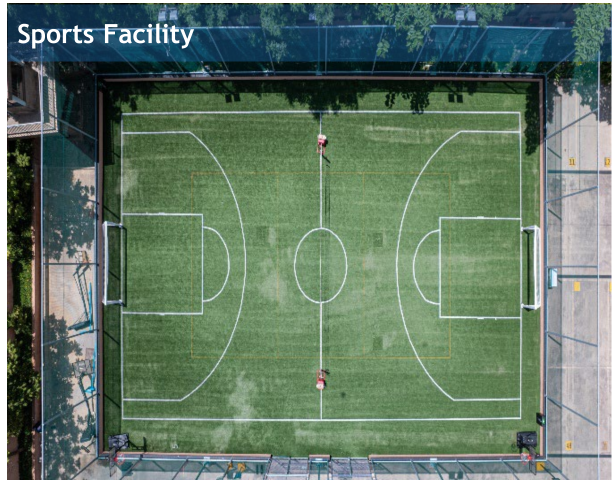

Craft Brewery


Food Court


Food Court

World-class amenities promoting live-work-play – Amenities


Gymnasium


Sports Facility


Infinity Pool


Feeder Shuttle


Day Care


Amphitheatre

World-class amenities promoting live-work-play - Sports & Events

STATE-OF-THE-ART INFRASTRUCTURE (4/4)

New Lifestyle/F&B Additions During the Quarter

Costa Coffee

GLEN's Bakehouse

Starbucks

Burger Singh

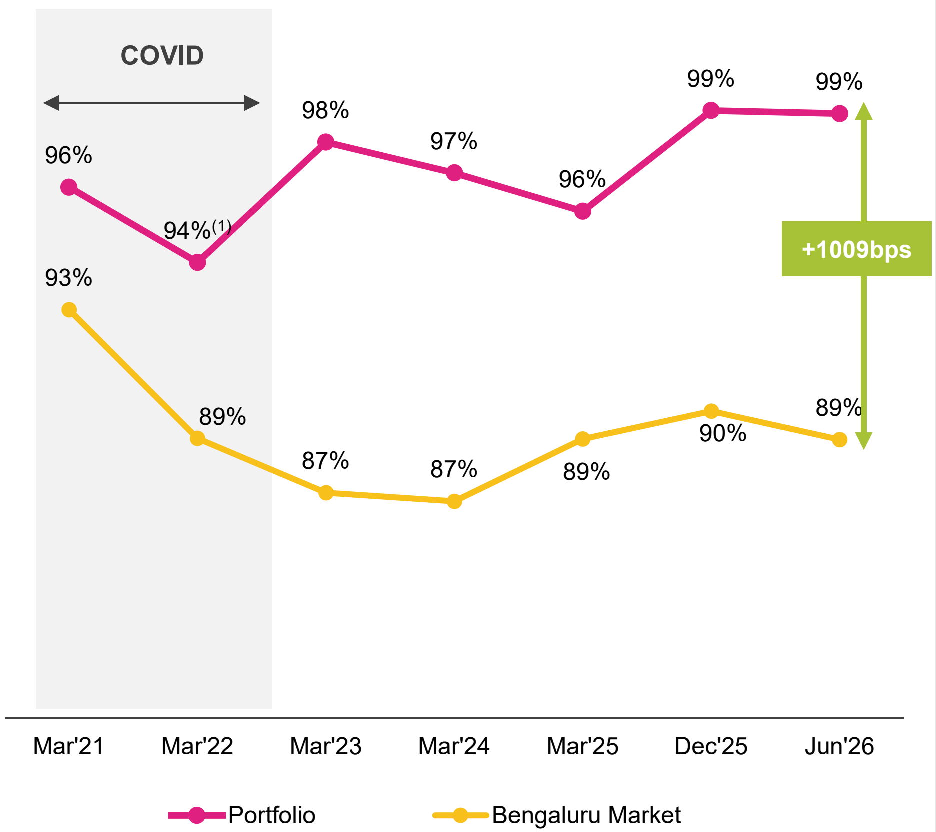
04

Proven Track Record

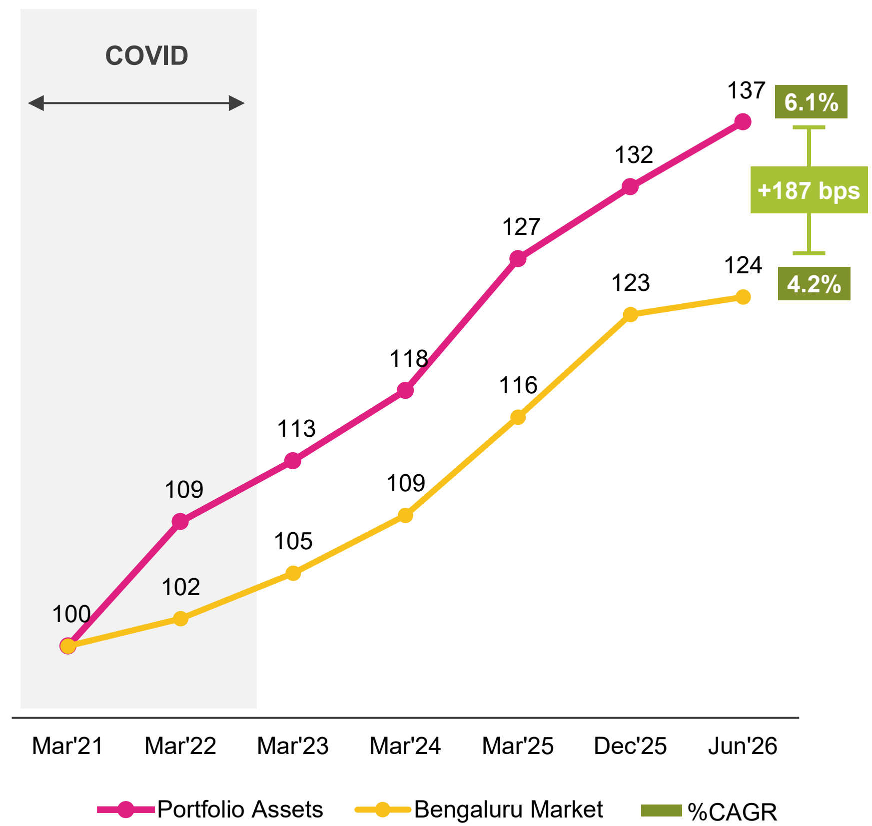
Bagmane Rio Business Park

Consistently maintained over 94% committed occupancy since Mar'21 with sustained 6.1% rental CAGR

Committed Occupancy
(%)



In-place Rents
(Rebased to Mar'21)



Source: Bengaluru Market data from JLL
(1) Committed Occupancy of 97% excluding 0.7msf which was completed in Dec'21 and subsequently leased in Oct'22

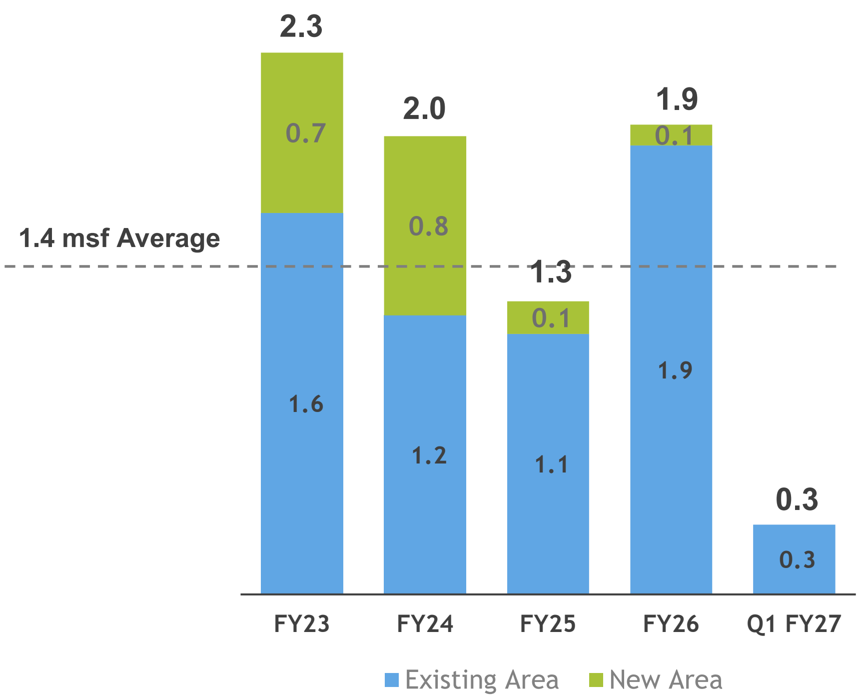
Superior portfolio quality driving tenant retention with high re-leasing MTM

Gross Leasing

(msf)

15% | **Average Re-leasing Spread[1] (FY23-Jun'26)**

89% | **Leased to existing tenants (FY23-Jun'26)**

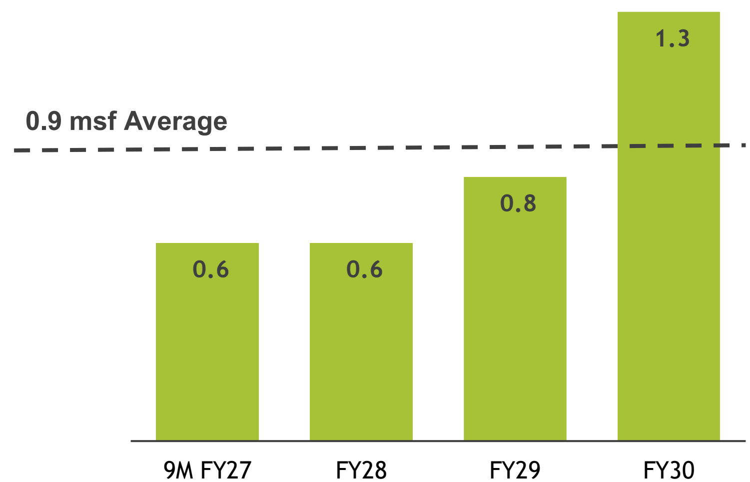


Area and rentals[1] expiry

(msf)

18% | **Avg. Future MTM**

21% | **Gross Contracted Rentals Expiring till FY30**

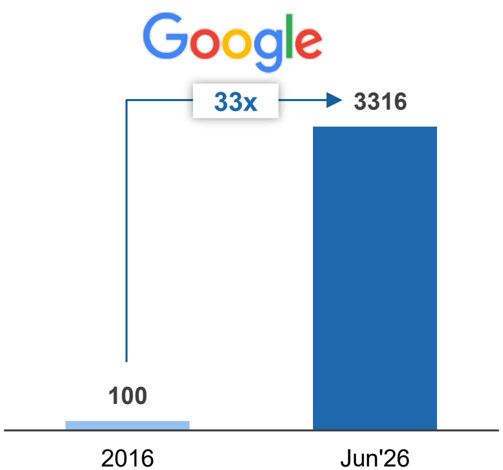


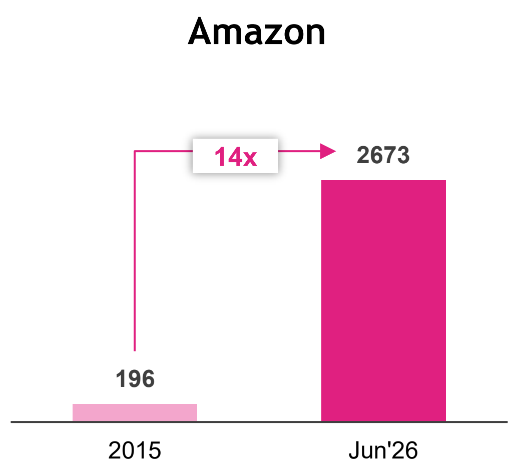
Gross Rentals Expiring (%)	5%	4%	5%	7%
MTM (%)	12%	33%	19%	17%

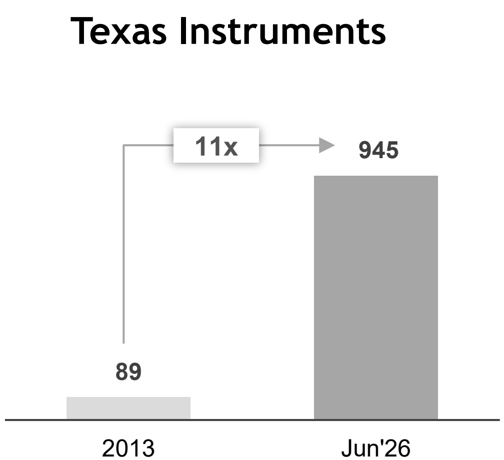
(1) Includes car park rents

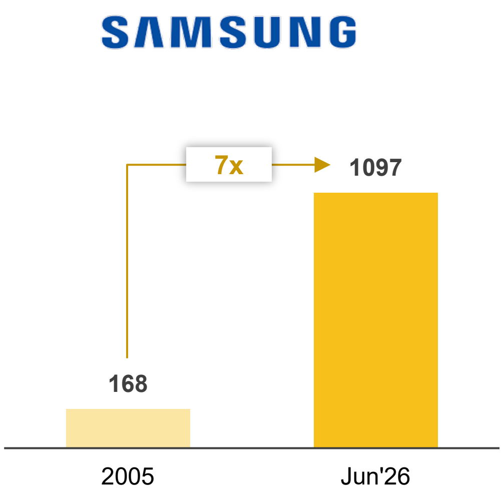
Preference for Bagmane offices is evidenced by multifold expansion by marquee tenants

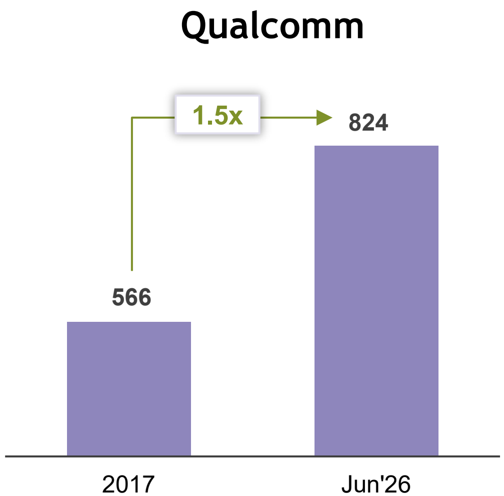
All values in k sft[(1)]

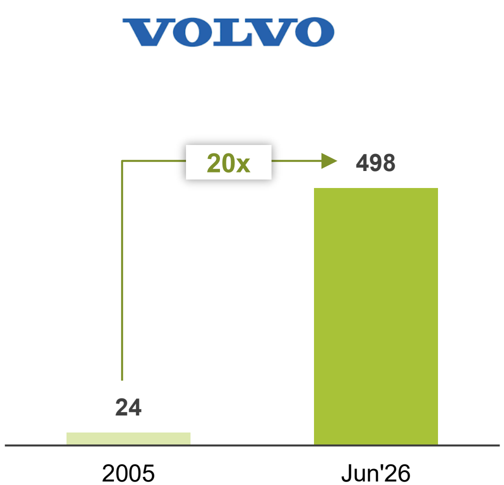












(1) Total Development Area (includes third party partner's area)

05

Development Update

Bagmane Tech Park

Strong office development pipeline in SBD City to drive NOI growth

1.0 msf	**2.0 msf**
Under Development	Future Development

Cosmos - Ceres

Q3 FY27
Expected Completion Date

₹1.2 Bn
Balance Cost

8th Floor slab under progress
Façade work commenced for lower floors

Cosmos - Aurora

Q4 FY27
Expected Completion Date

₹1.7 Bn
Balance Cost

8th Floor slab under progress

Balance Cost to be Incurred as of June 30, 2026. Pending cost for recently completed developments stands at ₹0.8 Bn

Hospitality and Renewable Energy developments to support the Office Portfolio and drive NOI growth

Actual

Actual

Solar – Chitradurga[1]

72.5 MW (DC)

Capacity

₹0.7 Bn

Balance Cost[3]

33.25 MW installed, balance under execution; Charging of substation by KPTCL awaited

Perspective

Actual

Hospitality[2]

607 keys

Total room inventory

₹8.4 Bn

Balance Cost[3]

2 out of 3 Basements completed

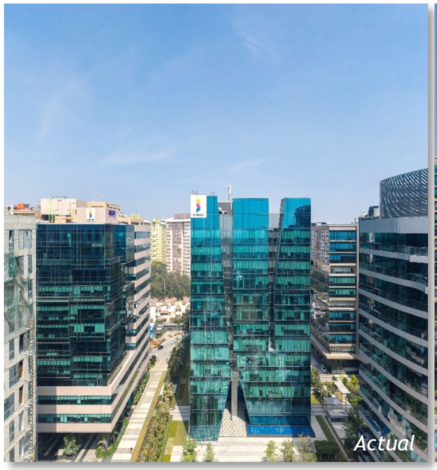
(1) Estimated Completion by Q2 FY27
(2) Estimated Completion by FY29
(3) Balance cost to be incurred is as of June 30, 2026

06

ROFO Assets

Bagmane Capital Tech Park

Largest ROFO Pipeline among listed Office REITs - 47+ msf



ORR

Bagmane Capital Tech Park

7.1 msf

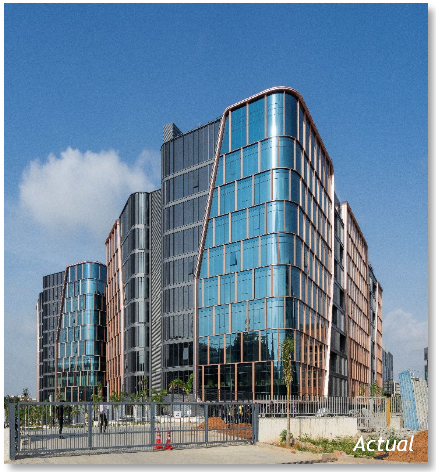
Total leasable area

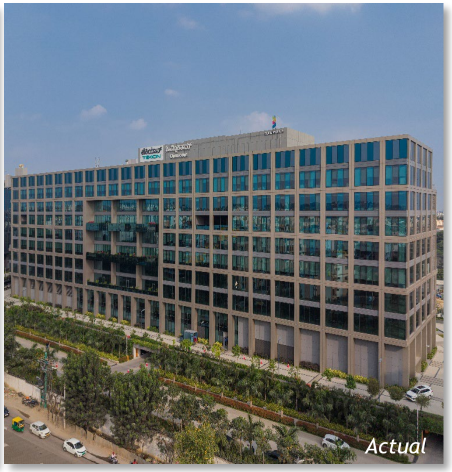
Development split msf

5.0 Completed

2.1 Under development

0.0 Future development





Whitefield

Bagmane Solarium City

9.0 msf

Total leasable area

Development split msf

3.1 Completed

1.3 Under development

4.6 Future development

Largest ROFO Pipeline among listed Office REITs - 47+ msf

ORR

Bagmane Capital South

2.2 msf

Total leasable area

Development split msf

0.0 Completed

0.8 Under development.

1.4 Future development

North Bengaluru

Bagmane Sierra Business District

7.6 msf

Total leasable area

Development split msf

0.0 Completed

1.1 Under development

6.5 Future development

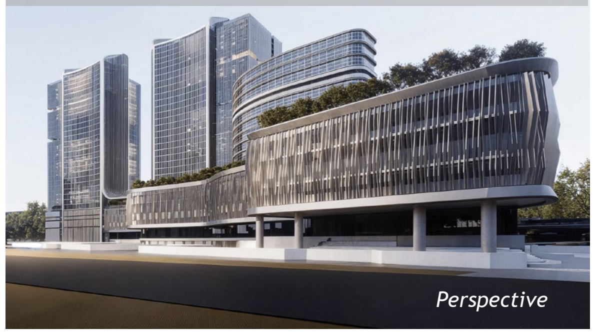
Largest ROFO Pipeline among listed Office REITs - 47+ msf

Bagmane Encore Business Park
2.3 msf

Bagmane District 1862
2.3 msf

Bagmane Luminary
4.4 msf

Bagmane Viva Tech Park, Chennai
3.7 msf



Bagmane Fintech City, Chennai
0.6 msf

3
Number of Cities

47+ msf
Total Area

Bagmane Aerowest, Delhi
1.8 msf

Asset	Location	Total Leasable Area (msf)
Bengaluru		
Bagmane Encore Business Park	ORR	2.3
Bagmane District 1862	CBD	2.3
Bagmane Spectrum	North Bengaluru	6.3
Bagmane Luminary	Whitefield	4.4
Chennai		
Viva Tech Park	OMR, Chennai	3.7
Bagmane Fintech City	MPR[1], Chennai	0.6
Delhi		
Bagmane Aerowest	Dwarka, Delhi	1.8

(1) Mount Poonamallee Road

07

Sustainability

Luxor @ Bagmane Capital Tech Park

BAGMANE REIT

Committed to long-term sustainability across our operations

Reducing emissions through renewable energy

80%+
Share of renewable energy(1)

91.9 MW (DC)
Solar Power Operational

72.5 MW (DC)
Solar Power Under development

92%(2) of portfolio assets are LEED certified

GRESB
5 Star Rating
***93/100** score*

CII Confederation of Indian Industry
National EHS Excellence – Silver
EHS Practices

RE100
RE100 Member
***100%** Renewal energy target by 2030*

USGBC LEED Gold, USGBC Leed Platinum

WELL Certifications

ISO 9001: 2015
ISO 14001:2015
ISO 45001:2018

5-Star Rating, Sword of Honour

Global Standards & Certifications

Environmental, Quality & Safety Systems

ISO Standards
Environment, Quality, Occupational Health & Safety

5S Certification
Occupational health & safety

Sustainable Buildings & Well-Being

USGBC LEED Platinum
Green building certification

USGBC LEED Gold
Green building certification

WELL & WELL V2
Health & wellbeing standard

Performance Benchmarks

GRESB
Global real estate benchmark

British Safety Council 5-Star
Safety audit rating

CDP
Transparent climate disclosure

Climate & Energy Commitments

RE100
Climate Group renewable initiative

SBTi
Net-zero Target validated

(1) Capacity incl. 72.5 MW (DC) of Solar energy (est. to complete in Q2 FY27)
(2) By completed area; additional 3% is applied for recently completed buildings

Creating shared value in the communities we serve

RampMyCity

Initiative for making disabled-friendly public spaces

Amba for Life

Economic empowerment to the intellectually disabled

JITO Foundation

Coaching and mentoring youth for careers in Civil Services

Janaseva Vidya Kendra

Systemic Education inclusivity & Rural upliftment

08

Industry Overview

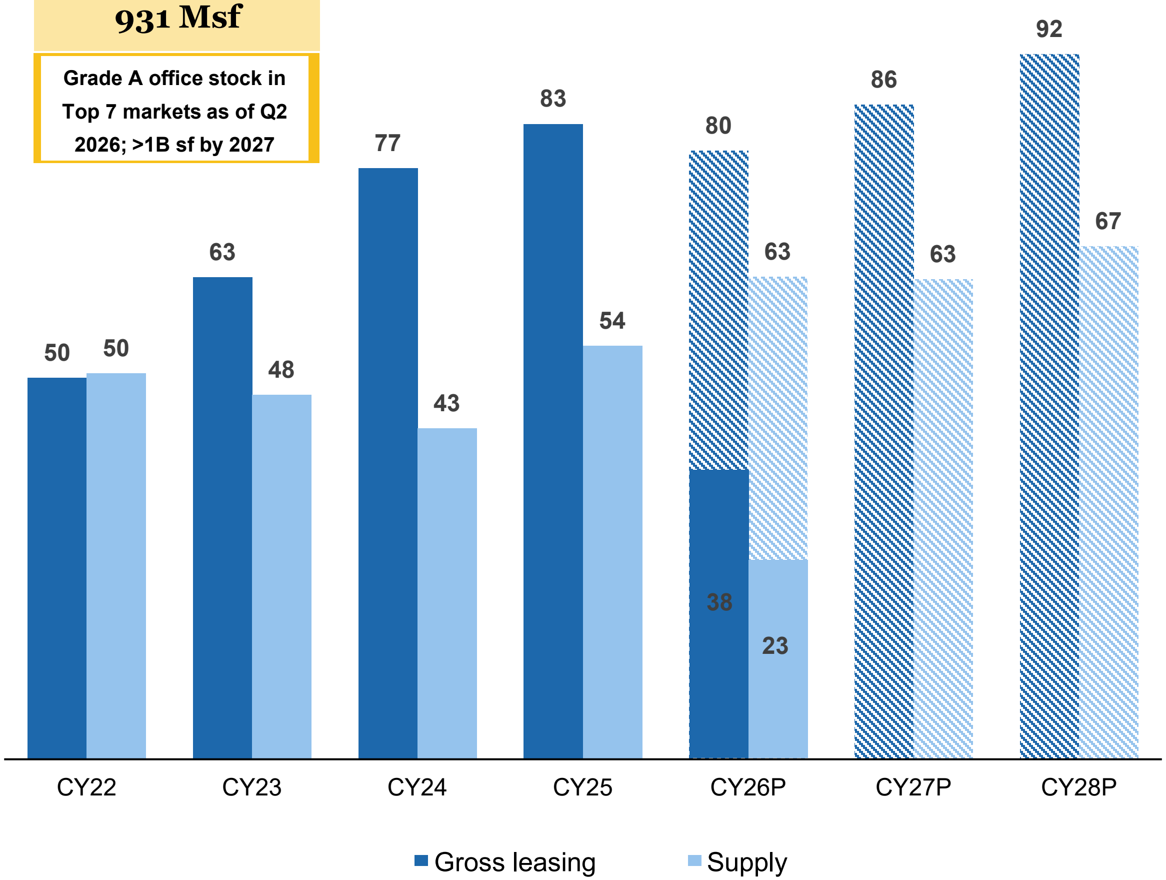
Bagmane World Technology Centre

Robust demand for India's Grade-A office stock continues to outpace supply

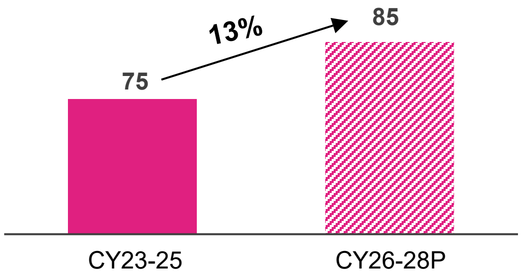
Gross leasing and Supply
(msf)

931 Msf

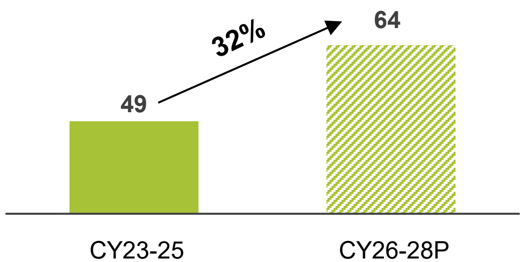
Grade A office stock in Top 7 markets as of Q2 2026; >1B sf by 2027



Avg. Gross Leasing
(msf)



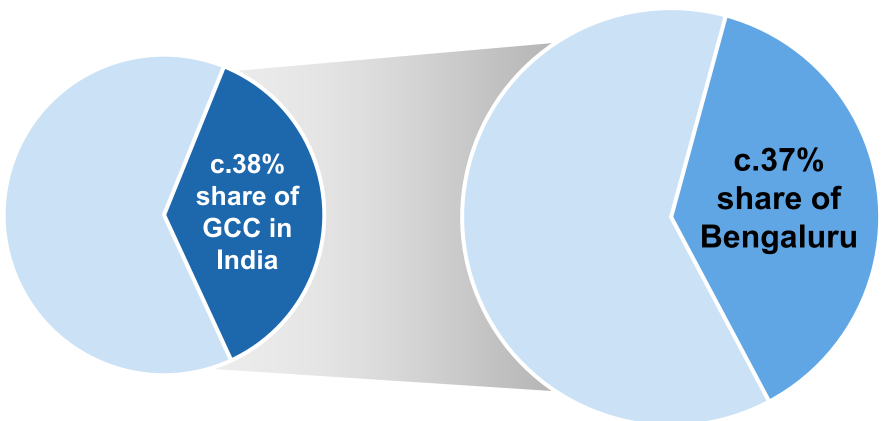
Avg. Supply
(msf)



Source: JLL

India's strong demographic profile and cost advantage has aided sustained growth of GCCs

Bengaluru dominating GCC absorption in India
(% share)



345 MSF

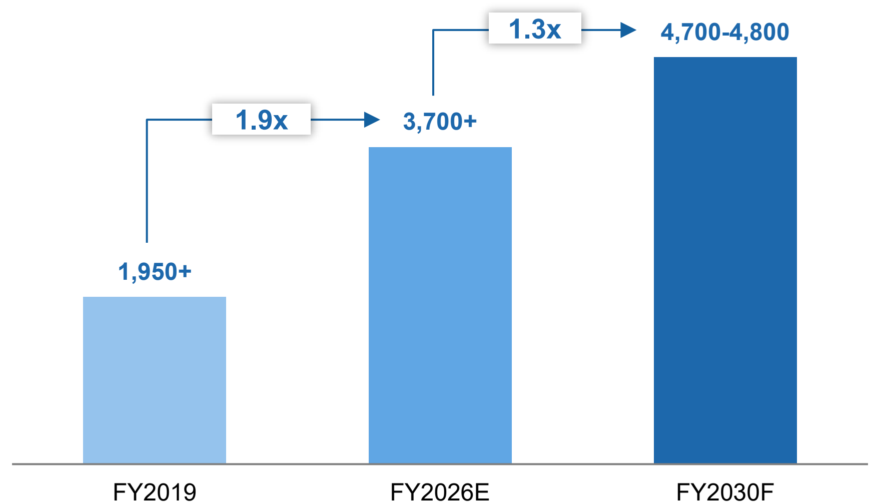
Gross leasing in India
(2021-H12025)

129 MSF

GCC leasing in India
(2021-H12025)

In H1 CY27, GCCs contributed to 41.7 % of Gross Leasing in India

GCC expected to be the growth driver in India
(# GCC units)



2.7 Mn
GCC headcount in FY30F
(2x of 2019)

~330+ msf
Grade A office space occupied by GCCs by 2030F

India's GCC story still has a long runway ahead with ~65% of Fortune 500 companies yet to establish their GCCs in India(1)

Source: JLL
(1) Excluding those headquartered in India

BENGALURU – INDIA'S LARGEST OFFICE MARKET

India's largest and best performing office market

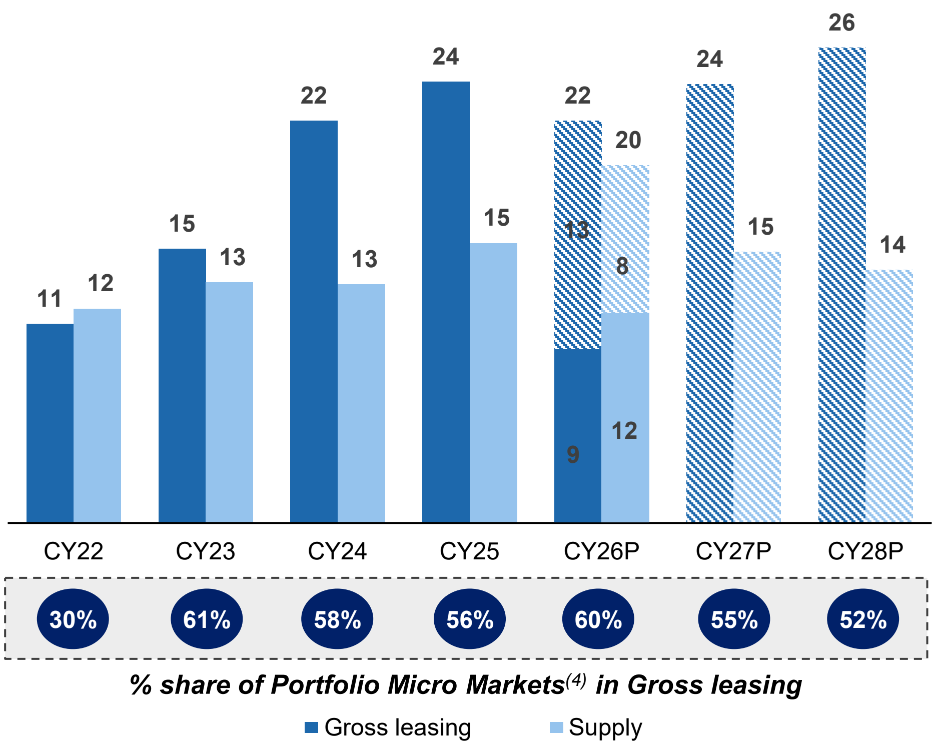
26 %
Share in India office stock[1]

27 %
Highest avg net absorption[2]

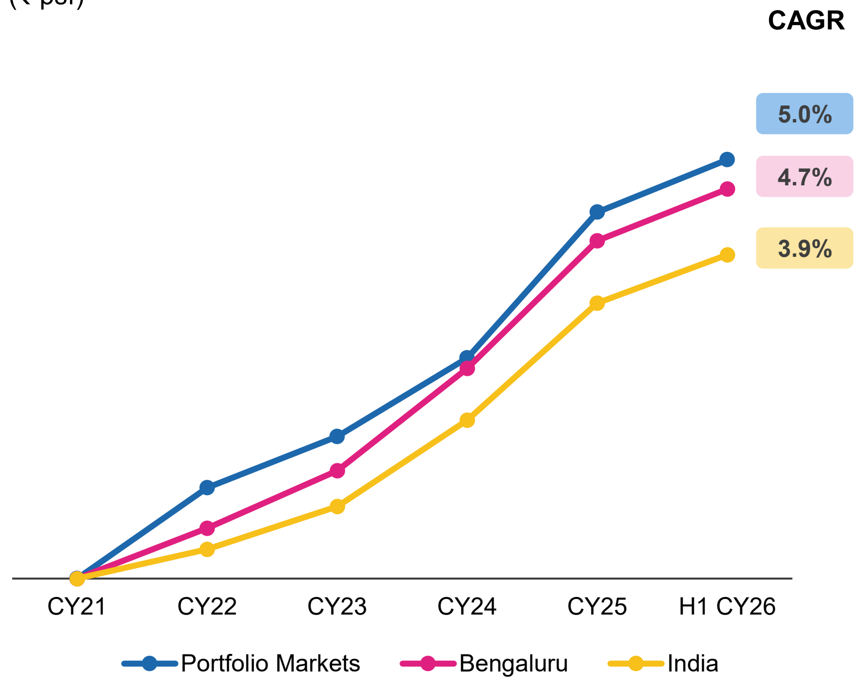
~37 %
Avg share of GCC leasing[3]

~11 %
Vacancy – June 30, 2026 vs 15% India vacancy

Strong momentum: Gross leasing and supply
(msf)

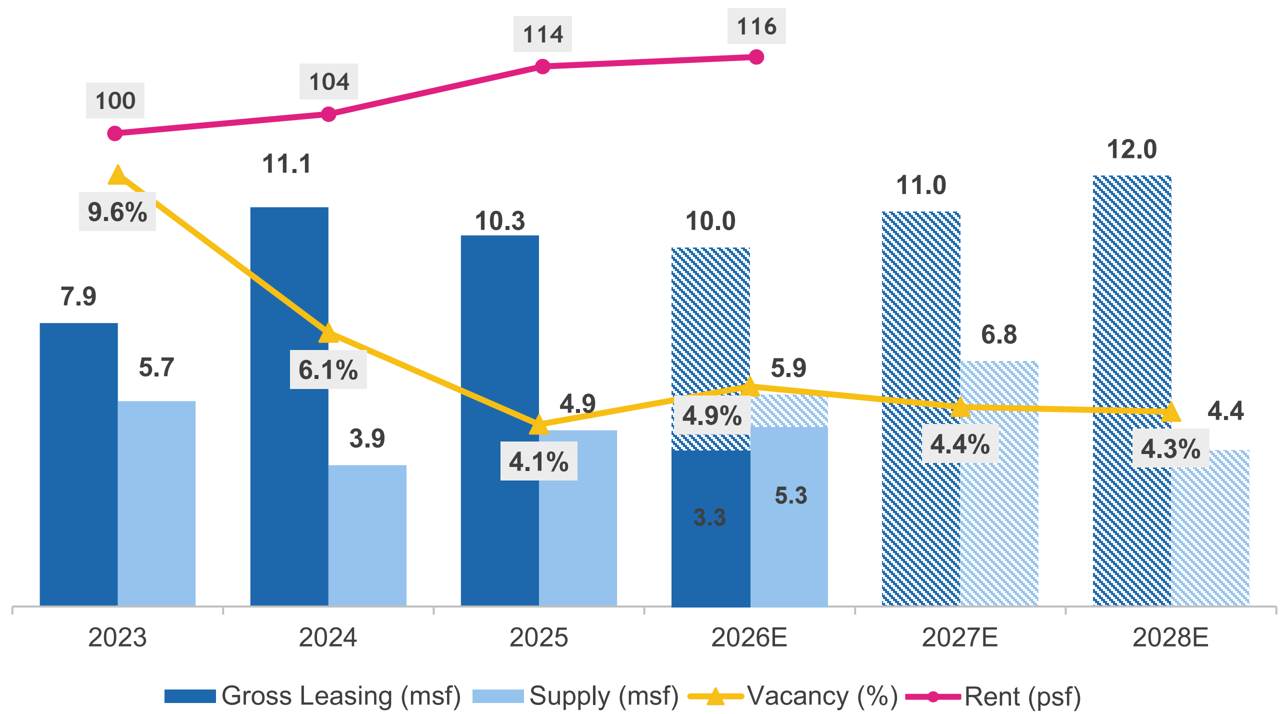


Rental Growth
(₹ psf)



Source: JLL
(1) As at June 30, 2026
(2) Among the top 7 cities for the period CY2021-Q2 CY2026
(3) For the period CY2021-Q2 CY2026
(4) ORR and SBD City

MICRO MARKET – OUTER RING ROAD

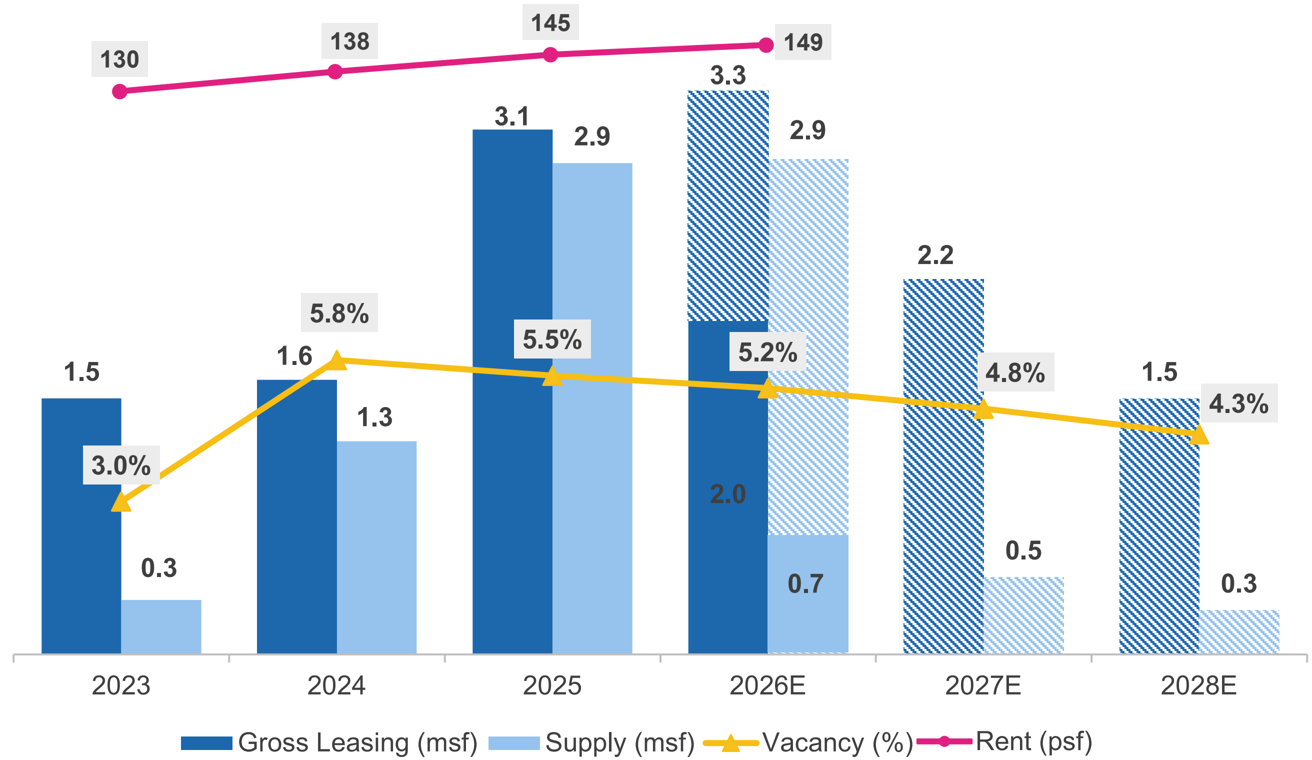


Sustained gross leasing across India's largest micro market underpins its rental growth story

- Vacancy has steadily reduced from a 9.6% peak in 2023, and further estimated to remain below 5% till 2028
- Gross leasing has consistently outpaced supply over last 3 years, reflecting deep & sustained demand in the micro-market
- Restricted supply in the coming years expected to keep the market favourable for asset owners
- Rents have risen steadily from ₹100 to ₹116 psf pm (2023–2026E), a ~5.1% CAGR, supported by consistently tight vacancy

Source: JLL

MICRO MARKET – SECONDARY BUSINESS DISTRICT (CITY)



Strong absorption and restricted supply keep SBD City firmly landlord-favourable

- Gross leasing has kept pace with new supply since 2025, led by broad-based occupier expansion across the micro-market
- Vacancy has steadily reduced from a 5.8% peak in 2024, and further estimated to remain below 5% till 2028
- Supply pipeline moderates sharply post-2026 to just 0.5–0.3 msf p.a. (2027E–2028E), reducing near-term supply risk
- Rents have firmed steadily from ₹130 to ₹149 psf (2023–2026E), supporting healthy rental growth and income upside

Source: JLL

09

Annexure

Bagmane World Technology Centre

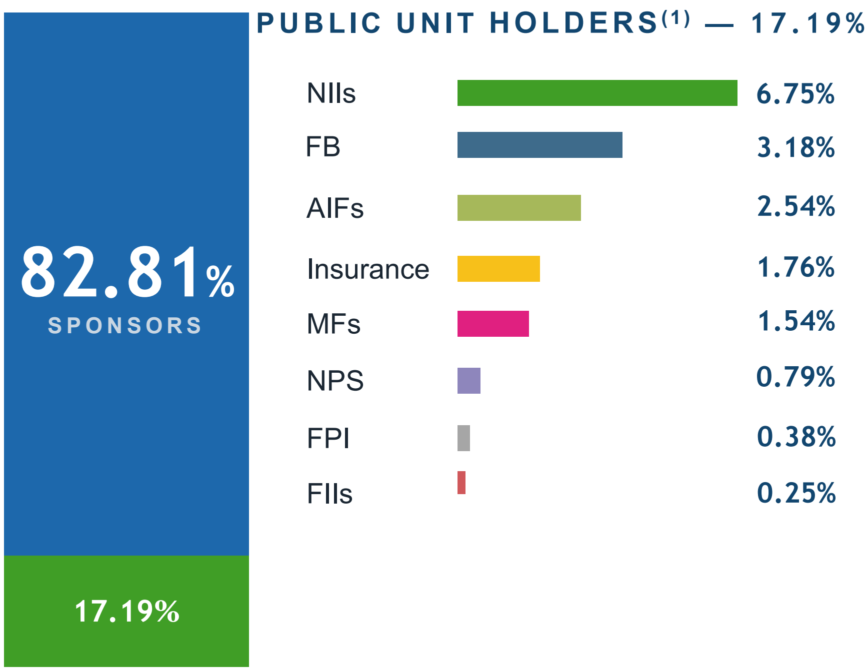
PORTFOLIO SNAPSHOT

Asset	Leasable Area (msf)	Completed Area (msf)	U/C Area (msf)	Future Development Area (msf)	Occupancy	Committed Occupancy	In-place rent (psf)	Market Rent (psf)
Commercial Offices								
Bagmane World Technology Centre, ORR	4.5	4.5	-	-	91.5%	96.4%	94	108
Bagmane Constellation Business Park, ORR	5.0	5.0	-	-	99.0%	100.0%	94	110
Bagmane Rio Business Park, ORR	1.1	1.1	-	-	100.0%	100.0%	98	120
Luxor @ Bagmane Capital Business Park, ORR	1.0	1.0	-	-	100.0%	100.0%	110	115
Bagmane Tech Park, SBD City	4.4	3.9	-	0.5	100.0%	100.0%	146	155
Bagmane Cosmos Business Park, SBD City	3.6	1.0	1.0	1.5	95.3%	95.3%	143	157
Sub-Total Office Assets	**19.6**	**16.6**	**1.0**	**2.0**	**97.1%**	**98.7%**	**111**	**124**
Other assets								
Luxury Hotel at Bagmane World Technology Centre			207 keys					
Upscale Hotel at Bagmane World Technology Centre			400 keys					
Solar (MW) DC		91.9	72.5					

High quality and diversified investor base

Unit holding Pattern

(As of June 30, 2026)



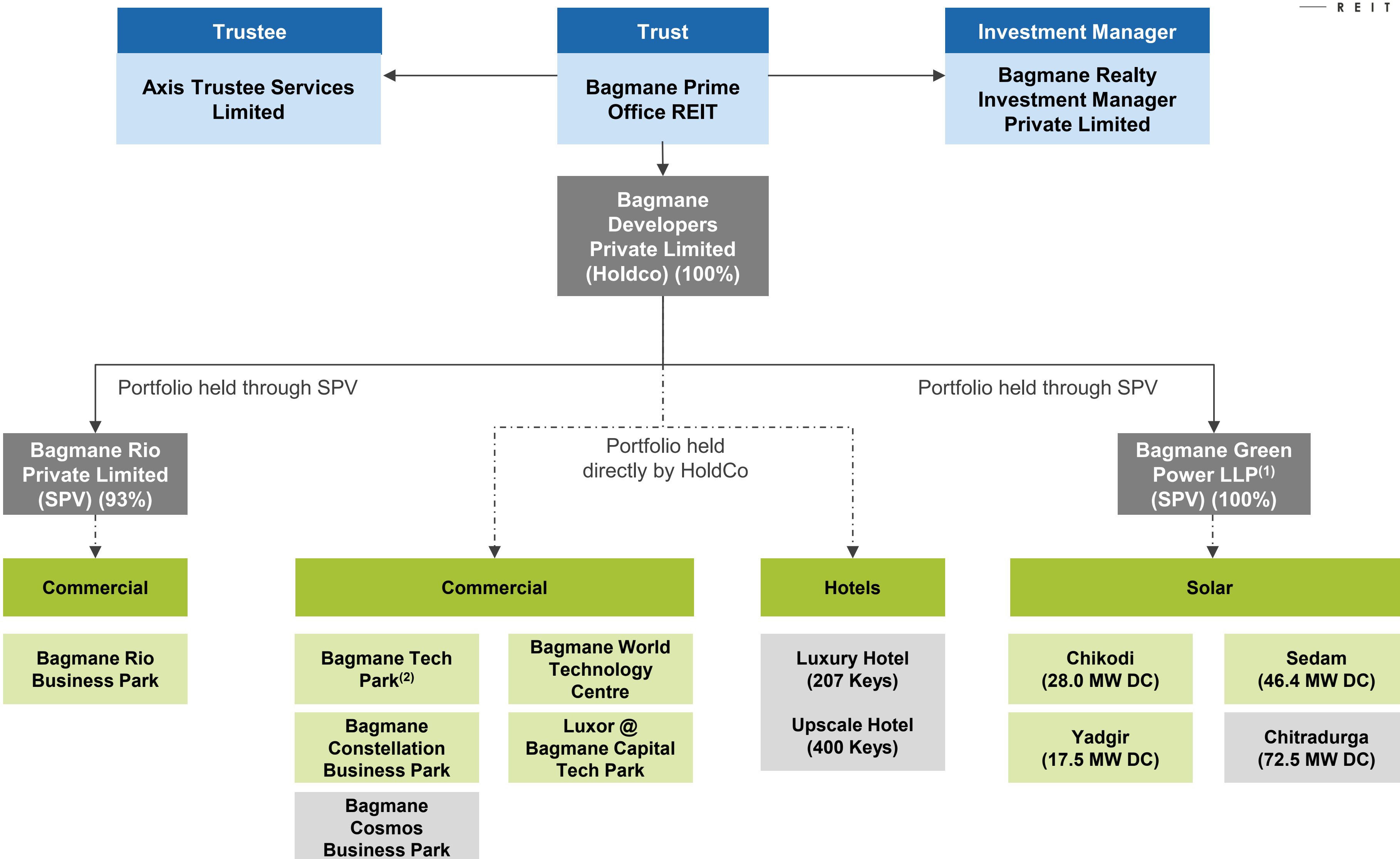
Use of Proceeds

Fresh Issue: 23,900 Mn

Items	As per FOD (₹Mn)	Achieved (₹Mn)[2]
Gross Fresh Issue Proceeds	23,900	23,900
Less: Offer Expenses (Fresh Issue portion)	(783)	(4)
Pending Offer Expenses	-	(779)
Net Proceeds	**23,117**	**23,117**
Part-funding acquisition of Luxor	(14,200)	(14,200)
Part-funding acquisition of 93.00% equity of BRPL	(8,200)	(8,200)
General Corporate Purpose (GCP)	(717)	(600)
Pending General Corporate Purpose	-	(117)

(1) NIIs – Non-Institutional Investors; FB – Foreign Body; AIFs – Alternative Investment Funds; MFs – Mutual Funds; NPS – National Pension Scheme; FPIs – Foreign Portfolio Investors; FIIs – Foreign Institutional Investors.
(2) Spent as of June 30, 2026

OUR PORTFOLIO



Completed **U/C, Future development**

(1) With effect from July 01,2026 Bagmane Green Power LLP is converted into a Private Limited Company under the name of Bagmane Green Power Private Limited
(2) Bagmane Tech Park includes 0.5 msf for Future Development Area

REPUTED BOARD MEMBERS

BAGMANE REIT

Independent Directors

Abhishek Goenka

- Founder of Aeka Advisors India LLP
- Previously associated with RMZ Group, BMR and PWC

Rajeshwari Srinivasan

- Founder, CEO & Managing Partner at SAMA Ventures LLP
- Extensive experience across consumer, retail and hospitality sectors

Korgi ShashiKiran Shetty

- Currently heads law firm: Shetty and Hegde Associates
- Advocate General for State of Karnataka & Senior Advocate at Karnataka Hight Court

Non-Executive Directors

Raja Bagmane (Chairperson)

- Founder of the Bagmane Group
- 28+ years of experience in real estate sector

Aditya Bagmane

- 10+ years of experience in real estate sector
- Heads project planning, maintaining key tenant relationships, pre-development assessments,, etc.

Shashank Bagmane

- 8+ years of experience with Bagmane Group
- Heads acquisitions, finance, asset operations, hospitality and renewable energy initiatives

KEY TERMS & DEFINITIONS

- All figures in this presentation are as of June 30, 2026, unless otherwise specified
- Some of the figures in this Presentation have been rounded -off to the nearest decimal/ whole number for the ease of presentation

Term	Description
Agreement to lease or letter of intent	Non-binding agreements with tenants to lease space.
Asset Market Rent (₹ psf per month)	Market Rent of the relevant asset as adjusted for area efficiency based on current market practice plus Market Car Park Rent.
Asset Rent (₹ psf per month)	Base Rent and Car Park Rent.
Asset Rentals (₹)	Base Rentals and Car Park Rentals.
Base Rent (psf per month)	Base Rentals for the specified period/Occupied Area * monthly factor
Base Rentals (₹)	Rental income contracted from the leasing of Occupied Area; does not include fit-out income, maintenance services income, Car Park Rentals and others.
BCBP	Bagmane Constellation Business Park
BCPL	Bagmane Constructions Private Limited
BRPL	Bagmane Rio Private Limited
BTP	Bagmane Tech Park
BWTC	Bagmane World Technology Centre
Car Park Rent (₹ psf per month)	Car Park Rentals for the specified period/Occupied Area * monthly factor
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Committed Area	Area for which (a) an agreement to lease / letter of intent has been signed, and (b) area for which a Hard Option is available with agreed future leasing conditions
Committed Occupancy (%)	(Occupied Area + Committed Area)/Completed Area
Completed Area	The Leasable Area of a property for which occupancy certificate has been received.
Cosmos	Bagmane Cosmos Business Park
DPU	Distributions per unit
Existing Tenant	Tenant which was part of the Portfolio as of March 31, 2022
Foreign-headquartered MNC tenants	Foreign-headquartered multinational corporates represents multinational corporates which are headquartered outside of India
Future Development Area (sf)	Leasable Area of a property that is planned for future development.
GCCs	Global Capability Centers
Gross Contracted Rentals (₹)	Gross Contracted Rentals is the sum of Base Rentals, fit-out, Car Park Rentals from Occupied Area for the relevant period. This excludes Utility Income, CAM income and other operating income.
Gross Leasing	Gross leasing refers to all lease transactions recorded during the period, including confirmed pre-commitments, but does not include term renewals.
In-place Rent (₹ psf per month)	Base Rent for the month
Leasable Area/ Total Leasable Area (sf)	Leasable Area is the sum of Completed Area, Under Development Area and Future Development Area.
Loan to Value (LTV)	Net Debt/ Gross Valuation
Luxor	Luxor @ Bagmane Capital Tech Park
Market Car Park Rent (₹ psf per month)	Manager's estimate of Car Park Rent
Market Car Park Rentals (₹)	Market Car Park Rent multiplied by the Leasable Area
Market Occupancy	Occupancy of the relevant micro-market
Market Rent (₹ psf per month)	(a) Base Rent estimates, as per the JLL Report (in the case of the relevant micro-market) or (b) Manager's estimate of Base Rent that can be expected from leasing of the asset to a tenant; does not include fit-out and Car Park Rentals
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MTM Potential	Represented as the percentage difference between the Asset Market Rentals and Asset Rentals of Portfolio
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Occupancy (%)	Occupied Area / Completed Area
Occupied Area	Completed Area for which lease agreements/lease, licence agreements or agreements to lease have been signed with tenants.
ORR	Outer Ring Road, Bengaluru
Portfolio/ Our Micro-Markets	ORR and SBD City
Pre-leased Area	Under Development Area for which a letter of intent, agreement to lease, lease deed or leave and license agreement has been entered into with prospective tenants
Re-leasing	Re-leasing includes (i) non-option renewals (i.e. renewals after the ultimate expiry date), (ii) all second generation leasing (i.e. change in tenants) and (iii) early re-leasing (i.e. renewals prior to the ultimately expiry date)
Re-leasing spread (%)	Refers to the change in Asset Rent between new and expiring/expired leases
Rio	Bagmane Rio Business Park
SEZ Area	Refers to a development type that includes all IT-focused Special Economic Zones approved by the SEZ India Authority, excluding SEZ area which was converted to non-processing Area
Total Area	Our Leasable Area and Built-up Area
Total Completed Development Area	Comprises the Completed Area held by us and our Third Party Partner's Completed Area
Total Development Area	Comprises the Leasable Area held by us and our Third Party Partner's Area.
Ultimate expiry	Expiry under current lease agreement and renewal period as per the agreement where renewal is on same terms and conditions
Under Development Area (sf) (u/c)	Leasable Area of a property for which construction is ongoing and/or occupancy certificate is yet to be obtained
Vacant area (sf)	Completed Area which is available to lease and for which no document has been signed
WALE	Weighted Average Lease Expiry is calculated assuming occupiers exercise all their renewal options post expiry of their initial commitment period as per terms of lease contract

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This presentation contains financial, operating and other information relating to the REIT and its portfolio as of the date of this presentation. Certain financial and operating measures included herein may constitute alternative performance measures or non-GAAP measures and should not be considered in isolation or as a substitute for financial information prepared in accordance with applicable accounting standards.

Certain statements contained in this presentation may constitute "forward-looking statements". These statements include, but are not limited to, statements relating to the REIT's future business strategy, portfolio performance, leasing activity, occupancy, rental growth, acquisitions, capital expenditure, distributions, market outlook, operating performance, cash flows and future events. Forward-looking statements are based on current expectations, assumptions and estimates that are inherently subject to significant business, economic, regulatory, market and other risks and uncertainties, many of which are beyond the control of the REIT, the Manager or the Trustee. Actual results, performance or achievements may differ materially from those expressed or implied by such forward-looking statements. No assurance can be given that the expectations reflected in such statements will prove to be correct.

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BAGMANE
REIT

THANK YOU

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Office: +91 80 4032 9901

Annexure III

Bagmane Prime Office REIT

Supplementary Databook

Q1 FY2027

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Office: +91 080 40329901

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BAGMANE REIT

KPIs

Particulars	Mar-22	Mar-23	Mar-24	Mar-25	Jun-25	Dec-25	Jun-26
Key Operational Metrics							
Total Leasable Area (msf)	**19.6**	**19.6**	**19.6**	**19.6**	**19.6**	**19.6**	**19.6**
Completed Area	*15.5*	*15.5*	*15.5*	*16.1*	*16.1*	*16.6*	*16.6*
Under Construction Area	*0.0*	*1.6*	*1.6*	*1.5*	*1.5*	*1.0*	*1.0*
Future Development Area	*4.1*	*2.4*	*2.4*	*2.0*	*2.0*	*2.0*	*2.0*
No. of Building (Completed)	*33*	*33*	*33*	*34*	*34*	*35*	*35*
Occupied area (msf)	13.4	14.9	14.8	15.1	15.2	15.8	16.1
Committed area (msf)	1.1	0.2	0.2	0.3	0.5	0.5	0.3
Vacant area (msf)	0.9	0.3	0.5	0.7	0.3	0.2	0.2
Occupancy (%)	86.8%	96.5%	95.5%	94.0%	94.9%	95.7%	97.1%
Committed Occupancy (%)	94.1%	97.8%	96.9%	95.7%	97.9%	98.8%	98.7%
WALE (years) - Based on gross contracted rentals	8.3	8.6	7.8	7.5	7.3	7.4	6.8
In-place rent (INR psf pm) Excl. Car Park	88	92	96	103	105	107	111
In-place rent (INR psf pm) Inc Car Park	92	96	100	108	109	112	116
SEZ Areas							
Total Leasable Area	3.6	3.6	3.6	3.6	3.6	3.5	3.3
% in Total Leasable Area	22.9%	22.9%	22.9%	22.1%	22.1%	21.1%	19.8%
% in Gross Contracted Rentals	21.2%	18.0%	17.5%	16.8%	17.0%	16.1%	14.0%
SEZ Committed Occupancy (%)	100.0%	99.4%	94.5%	93.6%	93.5%	97.7%	96.5%
Tenants Profile							
Top 10 tenants contribution (%)	NA	NA	NA	63.6%	63.5%	63.0%	62.6%
Share of foreign MNCs	98.4%	98.9%	98.9%	98.8%	98.8%	98.7%	98.6%
Share of GCCs	84.6%	87.0%	87.8%	88.6%	88.6%	88.5%	89.6%
Share of Fortune 500 companies	64.2%	70.0%	69.6%	66.8%	66.6%	65.2%	63.6%

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BAGMANE
REIT

ROFO Assets

Project	Location	Completed	Under Construction	Future Development	Total
ROFO Assets					
Bagmane Capital Tech Park	*ORR*	5.0	2.1	0.0	7.1
Bagmane Solarium City	*Whitefield*	3.1	1.3	4.6	9.0
Bagmane Sierra Business Park	*North Bengaluru*	0.0	1.1	6.5	7.6
Bagmane Capital South	*ORR*	0.0	0.8	1.4	2.2
Bagmane Encore	*ORR*	0.0	0.0	2.3	2.3
Bagmane District 1862	*CBD, Bengaluru*	0.0	0.0	2.3	2.3
Bagmane Luminary	*Whitefield*	0.0	0.0	4.4	4.4
Bagmane Spectrum	*North Bengaluru*	0.0	0.0	6.3	6.3
Bagmane Aerowest	*Dwarka, Delhi*	0.0	0.0	1.8	1.8
Bagmane Viva Tech Park	*OMR, Chennai*	0.0	0.0	3.7	3.7
Upcoming Fintech Project	*OMR, Chennai*	0.0	0.0	0.6	0.6
ROFO Assets		**8.1**	**5.1**	**33.9**	**47.2**

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Lease Expiries

Asset	9M FY27			FY28			FY29			FY30		
	Area Expiring (msf)	% of Gross Contracted Rentals	Rent at Expiry (INR psf)	Area Expiring (msf)	% of Gross Contracted Rentals	Rent at Expiry (INR psf)	Area Expiring (msf)	% of Gross Contracted Rentals	Rent at Expiry (INR psf)	Area Expiring (msf)	% of Gross Contracted Rentals	Rent at Expiry (INR psf)
BWTC	*0.3*	*10.7%*	*98.3*	*0.2*	*5.1%*	*113.5*	*0.1*	*1.3%*	*117.2*	*0.9*	*18.8%*	*107.1*
BCBP	*0.1*	*1.5%*	*122.2*	*0.0*	*1.1%*	*116.7*	*0.6*	*14.2%*	*115.8*	*0.2*	*5.9%*	*134.7*
Rio	*0.0*	*0.0%*	*0.0*	*0.0*	*0.0%*	*0.0*	*0.0*	*0.0%*	*0.0*	*0.0*	*0.0%*	*0.0*
Luxor	*0.0*	*0.0%*	*0.0*	*0.1*	*5.4%*	*115.6*	*0.0*	*1.5%*	*105.8*	*0.0*	*0.0%*	*0.0*
BTP	*0.3*	*6.9%*	*158.3*	*0.3*	*5.7%*	*124.4*	*0.1*	*2.9%*	*155.3*	*0.2*	*5.3%*	*193.4*
Cosmos	*0.0*	*0.0%*	*0.0*	*0.0*	*0.0%*	*0.0*	*0.0*	*0.0%*	*0.0*	*0.0*	*0.0%*	*0.0*
Portfolio Total	***0.6***	***5.0%***	***125.6***	***0.6***	***4.0%***	***119.1***	***0.8***	***5.0%***	***121.4***	***1.3***	***7.0%***	***124.4***

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Debt Maturity Schedule

Description	Sanctioned Facility (Mn)	Principal O/S (Mn)	Principal Repayment						
			FY27	FY28	FY29	FY30	FY31	FY32 & Beyond	Total
At REIT Level									
LRD	12,500	8,000	-	-	-	357	458	7,186	8,000
OD	2,500	2,013	-	-	-	59	79	1,875	2,013
REIT Total	**15,000**	**10,013**	**-**	**-**	**-**	**415**	**536**	**9,061**	**10,013**
At SPV Level									
LRD	2,500	2,192	39	169	184	200	218	1,384	2,192
OD	2,000	1,460	-	-	77	163	178	1,042	1,460
LRD	2,350	813	-	0	346	371	97	-	813
LRD	4,000	455	-	-	-	-	-	455	455
OD	1,500	16	-	-	-	-	-	16	16
LRD	2,000	985	-	-	93	261	261	369	985
OD	692	400	-	-	-	-	-	400	400
OD	510	344	4	51	51	51	51	136	344
OD	570	436	-	-	-	-	-	436	436
OD	1,000	1	-	1	-	-	-	-	1
OD	2,022	0	-	-	-	-	-	0	0
OD	1,000	2	-	-	-	-	-	2	2
LRD	2,850	13	-	13	-	-	-	-	13
LRD	2,100	1,084	-	54	226	243	260	300	1,084
LRD/OD	2,438	1,095	-	46	298	231	180	340	1,095
LRD	4,500	3,530	367	546	594	528	378	1,117	3,530
OD	1,000	514	-	-	66	117	84	247	514
SPV Total	**33,032**	**13,342**	**409**	**881**	**1,935**	**2,165**	**1,706**	**6,245**	**13,342**
Total (REIT+SPV)	**48,032**	**23,355**	**409**	**881**	**1,935**	**2,581**	**2,242**	**15,306**	**23,355**
REIT+SPV - Repayment (%)			**2%**	**4%**	**8%**	**11%**	**10%**	**66%**	**100%**

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Distribution

INR Mn, unless otherwise specified	Q1 FY27
Distribution	**5,100**
Dividend	4,674
Interest	426
Other Income	-
Repayment of Capital	-
Distribution (INR per unit)	**1.5000**
Dividend	1.3748
Interest	0.1252
Other Income	-
Repayment of Capital	-
Declaration Date	August 11, 2026
Record Date	August 14, 2026
Payment Date (On or before)	August 21, 2026

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Bagmane World Technology Centre

Particulars	FY22	FY23	FY24	FY25	Q1 FY26	Q3 FY26	Q1FY27
Key Operational Metrics							
Total Leasable Area (msf)	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**
Completed Area	*4.5*	*4.5*	*4.5*	*4.5*	*4.5*	*4.5*	*4.5*
Under Construction Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Future Development Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
No. of Building	*11*	*11*	*11*	*11*	*11*	*11*	*11*
Occupied area (msf)	3.8	4.5	4.3	4.2	4.3	4.3	4.1
Committed area (msf)	0.0	0.0	0.0	0.1	0.0	0.1	0.2
Vacant area (msf)	0.7	0.0	0.2	0.2	0.2	0.1	0.2
Occupancy (%)	84.2%	99.6%	95.7%	93.6%	94.9%	94.9%	91.5%
Committed Occupancy (%)	84.8%	99.6%	95.7%	95.0%	94.9%	98.2%	96.4%
WALE (years) - Based on gross contracted rentals	9.5	10.5	9.8	9.3	9.0	8.4	7.1
In-place rent (INR psf pm) Excl. Car Park	76	79	83	90	91	92	94
In-place rent (INR psf pm) Inc Car Park	79	82	87	93	95	95	98

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Bagmane Constellation Business Park

Particulars	FY22	FY23	FY24	FY25	Q1 FY26	Q3 FY26	Q1FY27
Key Operational Metrics							
Total Leasable Area (msf)	**5.0**	**4.9**	**4.9**	**4.9**	**4.9**	**5.0**	**5.0**
Completed Area	*5.0*	*4.9*	*4.9*	*4.9*	*4.9*	*5.0*	*4.9*
Under Construction Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Future Development Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
No. of Building	*8*	*8*	*8*	*8*	*8*	*8*	*8*
Occupied area (msf)	4.8	4.6	4.6	4.6	4.7	4.9	4.9
Committed area (msf)	0.0	0.0	0.0	0.0	0.2	0.0	0.1
Vacant area (msf)	0.1	0.3	0.3	0.3	0.0	0.0	0.0
Occupancy (%)	97.2%	94.2%	94.2%	94.1%	95.9%	99.5%	99.0%
Committed Occupancy (%)	97.2%	94.2%	94.2%	94.1%	99.5%	100.0%	100.0%
WALE (years) - Based on gross contracted rentals	9.4	8.3	7.0	6.3	6.0	6.0	5.6
In-place rent (INR psf pm) Excl. Car Park	77	79	82	90	90	92	94
In-place rent (INR psf pm) Inc Car Park	80	83	85	94	94	95	98

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Bagmane Rio Business Park

Particulars	FY22	FY23	FY24	FY25	Q1 FY26	Q3 FY26	Q1FY27
Key Operational Metrics							
Total Leasable Area (msf)	**1.1**	**1.1**	**1.1**	**1.1**	**1.1**	**1.1**	**1.1**
Completed Area	*1.1*	*1.1*	*1.1*	*1.1*	*1.1*	*1.1*	*1.1*
Under Construction Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Future Development Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
No. of Building	*1*	*1*	*1*	*1*	*1*	*1*	*1*
Occupied area (msf)	0.0	0.9	0.9	0.9	0.9	1.1	1.1
Committed area (msf)	1.1	0.2	0.2	0.2	0.2	0.0	0.0
Vacant area (msf)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Occupancy (%)	0.0%	81.3%	81.3%	81.3%	81.3%	100.0%	100.0%
Committed Occupancy (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
WALE (years) - Based on gross contracted rentals	0.0	13.8	12.8	11.8	11.5	11.0	10.5
In-place rent (INR psf pm) Excl. Car Park	0	85	85	85	98	98	98
In-place rent (INR psf pm) Inc Car Park	0	91	91	91	105	105	105

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Luxor @ Bagmane Capital Tech Park

Particulars	FY22	FY23	FY24	FY25	Q1 FY26	Q3 FY26	Q1FY27
Key Operational Metrics							
Total Leasable Area (msf)	**1.0**	**1.0**	**1.0**	**1.0**	**1.0**	**1.0**	**1.0**
Completed Area	*1.0*	*1.0*	*1.0*	*1.0*	*1.0*	*1.0*	*1.0*
Under Construction Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Future Development Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
No. of Building	*2*	*2*	*2*	*2*	*2*	*2*	*2*
Occupied area (msf)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Committed area (msf)	0.0	0.0	0.0	0.0	0.1	0.1	0.0
Vacant area (msf)	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Occupancy (%)	100.0%	100.0%	100.0%	93.8%	93.7%	93.7%	100.0%
Committed Occupancy (%)	100.0%	100.0%	100.0%	93.8%	100.0%	100.0%	100.0%
WALE (years) - Based on gross contracted rentals	11.8	11.0	10.1	9.5	9.3	8.8	7.9
In-place rent (INR psf pm) Excl. Car Park	87	91	96	100	100	100	110
In-place rent (INR psf pm) Inc Car Park	92	96	101	106	106	106	116

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Bagmane Tech Park

Particulars	FY22	FY23	FY24	FY25	Q1 FY26	Q3 FY26	Q1FY27
Key Operational Metrics							
Total Leasable Area (msf)	**4.4**	**4.4**	**4.4**	**4.4**	**4.4**	**4.4**	**4.4**
Completed Area	*3.9*	*3.9*	*3.9*	*3.9*	*3.9*	*3.9*	*3.9*
Under Construction Area	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Future Development Area	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*	*0.5*
No. of Building	*11*	*11*	*11*	*11*	*11*	*11*	*11*
Occupied area (msf)	3.8	3.8	3.8	3.7	3.7	3.8	3.9
Committed area (msf)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vacant area (msf)	0.1	0.0	0.0	0.1	0.1	0.0	0.0
Occupancy (%)	97.7%	99.2%	99.9%	97.2%	97.0%	98.7%	100.0%
Committed Occupancy (%)	97.8%	99.2%	99.9%	97.2%	97.9%	98.7%	100.0%
WALE (years) - Based on gross contracted rentals	5.6	5.7	5.4	4.9	4.8	5.7	5.4
In-place rent (INR psf pm) Excl. Car Park	116	125	130	137	139	144	146
In-place rent (INR psf pm) Inc Car Park	120	129	135	142	144	149	152

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Bagmane Cosmos Business Park

Particulars	FY22	FY23	FY24	FY25	Q1 FY26	Q3 FY26	Q1FY27
Key Operational Metrics							
Total Leasable Area (msf)	**3.6**	**3.6**	**3.6**	**3.6**	**3.6**	**3.6**	**3.6**
Completed Area	*0.0*	*0.0*	*0.0*	*0.6*	*0.6*	*1.0*	*1.0*
Under Construction Area	*0.0*	*1.6*	*1.6*	*1.5*	*1.5*	*1.0*	*1.0*
Future Development Area	*3.6*	*2.0*	*2.0*	*1.5*	*1.5*	*1.5*	*1.5*
No. of Building	*0*	*0*	*0*	*1*	*1*	*2*	*2*
Occupied area (msf)	0.0	0.0	0.0	0.6	0.6	0.7	1.0
Committed area (msf)	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Vacant area (msf)	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Occupancy (%)	0.0%	0.0%	0.0%	100.0%	100.0%	67.8%	95.3%
Committed Occupancy (%)	0.0%	0.0%	0.0%	100.0%	100.0%	94.2%	95.3%
WALE (years) - Based on gross contracted rentals	0.0	0.0	0.0	14.3	14.0	12.0	10.6
In-place rent (INR psf pm) Excl. Car Park	0	0	0	130	130	143	143
In-place rent (INR psf pm) Inc Car Park	0	0	0	137	137	150	150