

October 13, 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: Submission of Unitholding Pattern for the quarter ended September 30, 2026

In accordance with Clause 4.13 of Chapter 4 of Master Circular No. SEBI/HO/DDHS-PoD2/P/CIR/2025/99 dated July 11, 2025, issued by the Securities and Exchange Board of India, we have enclosed the Unitholding Pattern of Bagmane Prime Office REIT for the quarter ended September 30, 2026.

Thank you,

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

Venkatesh
Ranganath P

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Venkatesh Ranganath
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Venkatesh Ranganath P
Company Secretary and Compliance Officer
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Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
(A)	Sponsor(s) / Manager / and their associates/related parties and Sponsor Group						
(1)	Indian						
(a)	Individuals / HUF	24,61,742	0.07	24,61,742	100.00	-	-
(b)	Central/State Govt.	-	-	-	-	-	-
(c)	Financial Institutions/Banks	-	-	-	-	-	-
(d)	Any Other	-	-	-	-	-	-
	Bodies Corporates	2,81,30,72,405	82.74	2,81,30,72,405	100.00	-	-
	Sub- Total (A) (1)	2,81,55,34,147	82.81	2,81,55,34,147	100.00	-	-
(2)	Foreign						
(a)	Individuals (Non Resident Indians / Foreign Individuals)	-	-	-	-	-	-
(b)	Foreign government	-	-	-	-	-	-
(c)	Institutions	-	-	-	-	-	-
(d)	Foreign Portfolio Investors	-	-	-	-	-	-
(e)	Any Other (Specify)	-	-	-	-	-	-
	Sub- Total (A) (2)	-	-	-	-	-	-
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1)+(A)(2)	2,81,55,34,147	82.81	2,81,55,34,147	100.00	-	-

(B)	Public Holding		
Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
(1)	Institutions		
(a)	Mutual Funds	6,91,33,560	2.03
(b)	Financial Institutions/Banks	28,25,729	0.08
(c)	Central/State Govt.	-	-
(d)	Venture Capital Funds	-	-
(e)	Insurance Companies	5,65,61,371	1.66
(f)	Provident/pension funds	2,68,14,494	0.79
(g)	Foreign Portfolio Investors	74,86,373	0.22
(h)	Foreign Venture Capital investors	-	-
(i)	Any Other (specify)		
	Bodies Corporates (Foreign Body)	10,79,65,854	3.18
	Alternative Investment Fund	8,16,94,693	2.40
	Sub- Total (B) (1)	35,24,82,074	10.37
(2)	Non-Institutions		
(a)	Central Government/State Governments(s)/President of India	-	-
(b)	Individuals / HUF	13,68,98,174	4.03
(c)	NBFCs registered with RBI	682	0.00
(d)	Any Other (specify)		
	Trusts	52,186	0.00
	Non-Resident Indians	18,20,557	0.05
	Bodies Corporate	9,32,12,180	2.74
	Sub-Total (B) (2)	23,19,83,779	6.82
	Total Public Unit holding (B) = (B)(1)+(B)(2)	58,44,65,853	17.19
	Total Units Outstanding (C) = (A) + (B)	3,40,00,00,000	100

BAGMANE REALTY INVESTMENT MANAGER PRIVATE LIMITED (ACTING AS INVESTMENT MANAGER TO BAGMANE PRIME OFFICE REIT) 5th floor, B Block Bagmane Tech Park, 65/2 Bagmane Laurel, C. V. Raman Nagar, Bangalore North, Bangalore- 560093, Karnataka | Tel: +91-80-40329999 | CIN - U66309KA2024PTC183039 | Email: reitcompliance@bagmanereit.com | Website of Bagmane Prime Office REIT: <https://www.bagmanereit.com/>

Sponsor Unitholding

Sl.no	Name of Sponsor	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	Bagmane Realty and Infrastructure LLP	2,69,46,33,237	79.25	2,69,46,33,237	100	-	-
Total		2,69,46,33,237	79.25	2,69,46,33,237	100	-	-

Sponsor Group Unitholding

Sl.no	Name of the Sponsor Group	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	Akruthi Infra Build Developers Private Limited	11,84,39,168	3.48	11,84,39,168	100	-	-
2.	Raja Bagmane	12,30,871	0.04	12,30,871	100	-	-
3.	Nagamani Raja	12,30,871	0.04	12,30,871	100	-	-
Total		12,09,00,910	3.56	12,09,00,910	100	-	-

TOP 5 UNITHOLDERS (OTHER THAN SPONSOR AND SPONSOR GROUP)

Sl. No	Name of the Unitholder	No. of units	As a % of total units held
1.	BREP Asia III India Holding Co VIII Pte. Ltd.	10,79,65,854	3.18
2.	NPS Trust	2,68,14,494	0.79
3.	UTI Mutual Fund	2,50,42,972	0.74
4.	360 One Real Assets Development Fund	2,38,70,000	0.70
5.	360 One Real Assets Advantage Fund	1,36,00,000	0.40

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

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