

October 14, 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 the Compliance Report on Corporate Governance for the quarter ended September 30, 2026

Pursuant to Regulation 26E of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and Chapter 16 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated July 11, 2025, please see enclosed the Compliance Report on Corporate Governance of Bagmane Prime Office REIT for the quarter ended September 30, 2026.

Kindly take the same on record.

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

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Venkatesh Ranganath
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Venkatesh Ranganath P
Company Secretary and Compliance Officer
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Report on Governance to be submitted by the Manager on quarterly basis

1. **Name of REIT:** Bagmane Prime Office REIT
2. **Name of the Manager:** Bagmane Realty Investment Manager Private Limited (acting as an Investment Manager to Bagmane Prime Office REIT)
3. **Quarter ending:** September 30, 2026

I. Composition of Board of Directors of the Manager											
Title	Name of the Director	PAN ^{\$} & DIN	Category (Chairperson/ Executive/Non- Executive/ Independent/ & Nominee)	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	Number of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations)	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations)
Mr.	Raja Bagmane	PAN: AAOPB7188E DIN: 00326011	Chairperson - Non- Executive - Non- Independent Director	02/01/2024	-	-	-	1	-	1	-
Mr.	Aditya Bagmane	PAN: BLDPB4509E DIN: 07184524	Non-Executive - Non- Independent Director	11/12/2025	-	-	-	1	-	1	-
Mr.	Shashank Bagmane	PAN: BSRPB9668M DIN: 09836805	Non-Executive - Non- Independent Director	11/12/2025	-	-	-	1	-	2	-
Mr.	Abhishek Goenka	PAN: ABQPG4398E DIN: 00522091	Non- Executive - Independent Director	24/02/2025	-	-	19 months	1	1	1	1

Ms.	Rajeshwari Srinivasan	PAN: BLYPS2975N DIN: 09499175	Non-Executive - Independent Director	11/12/2025	-	-	9 months	1	1	2	2
Mr.	Korgi Shashikiran Shetty	PAN: APGPS7733F DIN: 11416237	Non-Executive - Independent Director	11/12/2025	-	-	9 months	1	1	1	-
Whether Regular chairperson appointed – Yes, Mr. Raja Bagmane has been appointed as the Chairperson for the Board of Directors of the Manager											
Whether Chairperson is related to managing director or CEO – No											
⁵PAN of any director would not be displayed on the website of Stock Exchange. ^{&}Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen. *to be filled only for Independent Director. Tenure would mean total period from which independent director is serving on Board of directors of the Manager in continuity without any cooling off period.											

II. Composition of Committees					
Name of Committee	Whether Regular Chairperson appointed	Name of Committee members	Category (Chairperson / Executive / Non-Executive / Independent / Nominee) ^{&}	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	Mr. Abhishek Goenka	Chairperson - Non-Executive - Independent Director	11/12/2025	-
		Mr. Korgi Shashikiran Shetty	Non-Executive - Independent Director	11/12/2025	-
		Mr. Shashank Bagmane	Non-Executive - Non-Independent Director	11/12/2025	-

Name of Committee	Whether Regular Chairperson appointed	Name of Committee members	Category (Chairperson / Executive / Non-Executive / Independent / Nominee)&	Date of Appointment	Date of Cessation
2. Nomination and Remuneration Committee	Yes	Mr. Korgi Shashikiran Shetty	Chairperson - Non-Executive - Independent Director	11/12/2025	-
		Ms. Rajeshwari Srinivasan	Non-Executive - Independent Director	11/12/2025	-
		Mr. Raja Bagmane	Non-Executive - Non-Independent Director	11/12/2025	-
3. Risk Management Committee	Yes	Mr. Korgi Shashikiran Shetty	Chairperson - Non-Executive - Independent Director	11/12/2025	-
		Mr. Abhishek Goenka	Non-Executive - Independent Director	11/12/2025	-
		Mr. Raja Bagmane	Non-Executive - Non-Independent Director	11/12/2025	-
4. Stakeholders' Relationship Committee	Yes	Ms. Rajeshwari Srinivasan	Chairperson - Non-Executive - Independent Director	11/12/2025	-
		Mr. Raja Bagmane	Non-Executive - Non-Independent Director	11/12/2025	-
		Mr. Aditya Bagmane	Non-Executive - Non-Independent Director	11/12/2025	-
		Mr. Shashank Bagmane	Non-Executive - Non-Independent Director	11/12/2025	-
&Category of directors means executive/non-executive/independent/nominee. If a director fits into more than one category write all categories separating them with hyphen.					

III. Meeting of Board of Directors

Date(s) of Meeting (if any) in the previous quarter (April – June 2026)	Date(s) of Meeting (if any) in the relevant quarter (July – September 2026)	Whether requirement of Quorum met *	Number of Directors present *	Number of independent directors' present *	Maximum gap between any two consecutive meetings (in number of days)
April 22, 2026 April 27, 2026 May 11, 2026 June 03, 2026	August 11, 2026	Yes	August 11, 2026 - 05	August 11, 2026 - 02	Number of days between June 03, 2026, to August 11, 2026 – 69 days
*to be filled in only for the current quarter meetings.					

IV. Meeting of Committees					
Date(s) of meeting of the committee in the relevant quarter (July – September 2026)	Whether requirement of Quorum met (details) *	Number of Directors present *	Number of independent directors present *	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings in number of days**
Audit Committee					
August 11, 2026	Yes	August 11, 2026 – 3	August 11, 2026 – 2	June 03, 2026	Number of days between June 03, 2026, to August 11, 2026 – 69 days
Nomination and Remuneration Committee.					
No meeting held	NA	NA	NA	No meeting held	NA
Risk Management Committee					
No meeting held	NA	NA	NA	No meeting held	NA
Stakeholders' Relationship Committee					
No meeting held	NA	NA	NA	No meeting held	NA
*to be filled in only for the current quarter meetings.					
**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.					

V. Affirmations
1. The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014 - Yes 2. The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014: a. Audit Committee - Yes b. Nomination and Remuneration Committee – Yes c. Stakeholders' Relationship Committee - Yes d. Risk Management Committee - Yes 3. The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - Yes 4. The meetings of the board of directors and the above committees of the Manager have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - Yes 5. This report and/or the report submitted in the previous quarter has been placed before Board of Directors of the Manager. Any comments/observations/advice of the Board of Directors may be mentioned here – Yes, the previous report, filed for the quarter ended June 30, 2026, was placed before the Board of Directors of the Manager, at their meeting held on August 11, 2026. No comments/observations were received on the same. The current report filed for the quarter ended September 30, 2026 will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.



Name and Designation	Signature	Date
_____	_____	_____

Venkatesh
Ranganath P

Venkatesh Ranganath P
Company Secretary and Compliance Officer
A37567

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Venkatesh Ranganath P
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Note: Information at Table I and II above need to be necessarily given in the 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement “same as previous quarter” may be given.