July 20, 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: Summary of the proceedings of the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT

In continuation to our letter dated June 25, 2026, regarding the Notice of the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT ("**AM**"), held on Monday, July 20, 2026, at 1530 Hrs IST through Video Conferencing ("**VC**") / Other Audio-Visual Means ("**OAVM**"), please see enclosed the summary of the proceedings of the AM.

The AM commenced at 1530 Hrs IST and concluded at 1622 Hrs IST.

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: 2026.07.20 18:16:18 +05'30'

Venkatesh Ranganath P
Company Secretary and Compliance Officer
A37567

Summary of Proceedings of the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT (“AM”):

The First Annual Meeting of the Unitholders of Bagmane Prime Office REIT ("**AM**") was held on Monday, July 20, 2026, at 1530 Hrs IST through Video Conferencing ("**VC**") / Other Audio-Visual Means ("**OAVM**"). The principal place of business of Bagmane Prime Office REIT ("**Bagmane REIT**") was deemed to be the venue of the AM.

The AM commenced at 1530 Hrs IST and concluded at 1622 Hrs IST (including the time allowed for e-voting during the AM). The AM was conducted in compliance with the provisions of the SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Directors of Bagmane Realty Investment Manager Private Limited, the Manager to Bagmane REIT, in attendance:

Sl. No.	Name of the Director	Designation	Location
1.	Mr. Shashank Bagmane	Chairman for the AM - Non-Executive Director	Bangalore, Karnataka
2.	Mr. Abhishek Goenka	Independent Director and Chairperson – Audit Committee and CSR Committee	
3.	Mr. Korgi Shashikiran Shetty	Independent Director and Chairperson – Nomination and Remuneration Committee and Risk Management Committee	
4.	Ms. Rajeshwari Srinivasan	Independent Director and Chairperson – Stakeholders’ Relationship Committee	

Key Members of the Management Team of Bagmane Realty Investment Manager Private Limited, the Manager to Bagmane REIT:

Sl. No.	Name	Designation	Location
1.	Mr. Richard Hugh Andrew	Chief Executive Officer	Bangalore, Karnataka
2.	Mr. Raj Kumar T	Chief Operating Officer	
3.	Mr. Ashay S Shah	Chief Financial Officer	

Sl. No.	Name	Designation	Location
4.	Mr. Venkatesh Ranganath P	Company Secretary and Compliance Officer	Bangalore, Karnataka

Auditor(s), Trustee(s) of Bagmane Realty Investment Manager Private Limited, the Manager to Bagmane REIT and Scrutinizer for the AM:

Sl. No.	Name	Designation	Location
1.	Mr. Sudhir Kumar Jain	Partner, S.R. Batliboi & Associates LLP, Statutory Auditor of Bagmane REIT	Bangalore, Karnataka
2.	Mr. Chethan Acharya	Director, S.R. Batliboi & Associates LLP, Statutory Auditor of Bagmane REIT	
3.	Mr. Siddharth Pardeshi	Representative of Axis Trustee Services Limited - Trustee to Bagmane REIT	Mumbai, Maharashtra
4.	Ms. Rupal Jhaveri	Practicing Company Secretary - Scrutinizer	

Unitholders Present:

A total of 49 unitholders representing 2,82,45,57,515 number of units representing 83.08% of total units of Bagmane REIT, attended the AM virtually (in person / through authorized representatives).

The moderator extended a warm welcome to all the participants attending the AM through VC/OAVM. The unitholders were further briefed on the instructions relating to the conduct and participation in the AM. The unitholders were further informed that an active chat box feature was also made available for the unitholders to express their views and raise queries during the conduct of the AM.

The moderator then introduced the Board of Directors and key members of management team of the Manager and the representatives of the trustee, statutory auditors and scrutinizer present at the AM.

The moderator added that Mr. Raja Bagmane, Chairman of the Board, and Mr. Aditya Bagmane, Non-Executive Director have conveyed their inability to attend the AM due to unavoidable circumstances.

Mr. Shashank Bagmane then took the chair and commenced the formal proceedings. He thanked the board of directors, members of management team, other invitees and unitholders for attending the AM. The requisite quorum being present and the AM was called to order. He further informed the unitholders that the AM is being conducted through VC/ OAVM in accordance with the REIT Regulations and REIT Master Circular issued by SEBI dated July 11, 2025, and that all reasonable efforts are made by the Manager of Bagmane REIT to enable the unitholders to participate and vote on the items being considered in the AM.

Thereafter, he provided a brief update on the commercial real estate sector, business and operations of Bagmane REIT. Subsequently, Mr. Richard Hugh Andrew, Chief Executive Officer of the Manager, delivered a presentation on the business and operations of Bagmane REIT.

The Moderator thereafter invited the unitholders to raise their queries through the chat box feature. The queries received during the AM, along with the pre-registered queries, were duly addressed.

Thereafter, Mr. Venkatesh Ranganath P, Company Secretary and Compliance Officer of the Manager, took over the proceedings of the AM.

The notice dated June 25, 2026 convening the AM was taken as read with the concurrence of the unitholders and the Chairperson.

He added that the report of the Statutory Auditors of Bagmane REIT for the period ended March 31, 2026 does not contain any qualification, observation or comments which may have any adverse effect on the financial reporting of Bagmane REIT and was taken as read with the concurrence of the unitholders and the Chairperson.

He also informed that in compliance with the provisions of SEBI REIT regulations, Bagmane REIT extended the remote evoting facility through NSDL to the unitholders to transact the business as set out in the notice. The said facility was available from Thursday, July 16, 2026, from 0900 Hrs IST to Sunday, July 19, 2026 till 1700 Hrs IST.

He also added that Ms. Rupal D. Jhaveri, Practising Company Secretary, has been appointed as the Scrutinizer to scrutinize the remote e-voting process as well as the e-voting conducted during the AM in a fair and transparent manner.

He further informed that the voting results, along with the Scrutinizer's Report, will be submitted to the Stock Exchanges within two working days of the conclusion of the AM. Subject to receipt of the requisite majority of votes, the resolutions shall be deemed to have been passed on the date of the AM i.e; July 20, 2026.

The following items of business as set out in the Notice convening the AM were put to vote by remote e-voting and e-voting during the Meeting:

Sl. No.	Description of the Resolutions	Requisite Majority
1.	To consider, approve and adopt the Audited Financial Statements of Bagmane REIT for the period from May 30, 2025 to March 31, 2026, along with the Audit Report thereon.	Simple Majority i.e; the votes cast in favour of the resolutions are required to be more than fifty per cent of the total votes cast for the resolution.
2.	To consider, approve and ratify, as applicable, the appointment of S.R. Batliboi & Associates LLP as the Statutory Auditor of Bagmane REIT and their fees payable for the period from May 30, 2025 to March 31, 2026 and for the Financial Years 2026-27 till 2029-30.	

Sl. No.	Description of the Resolutions	Requisite Majority
3.	To consider, approve and ratify, as applicable, the appointment of Kzen Valtech Private Limited as the Independent Valuer and Jones Lang Lasalle Property Consultants (India) Private Limited as the Independent Property Consultant Review Services Provider of Bagmane REIT and their fees payable for the period from May 30, 2025 to March 31, 2026 and for the Financial Years 2026-27 till 2028-29.	Simple Majority i.e; the votes cast in favour of the resolutions are required to be more than fifty per cent of the total votes cast for the resolution.

He further handed over the proceedings to Mr. Shashank Bagmane, Chairperson of the AM.

Mr. Shashank Bagmane informed the Unitholders that the e-voting facility will remain open for the next 15 minutes to enable any unitholders who have not yet cast their vote on the resolutions to do so. He thanked all the stakeholders for their presence and your engagement.

Mr. Shashank Bagmane stated that the requisite quorum was present throughout the AM and the results of the AM will be announced by Bagmane REIT on or before July 22, 2026.

The e-voting facility was kept open for the next 15 minutes to enable the Unitholders to cast their votes. Upon completion of the time for e-voting process, the AM was declared as closed.

The resolutions stated in the notice of the AM dated June 25, 2026, were passed with requisite majority.

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: 2026.07.20 18:16:45 +05'30'

Venkatesh Ranganath P

Company Secretary and Compliance Officer

A37567