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: Unitholder Presentation of the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT

In continuation of our letter dated July 20, 2026, regarding the summary of proceedings 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 Unitholder Presentation delivered at the AM.

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 18:22:53 +05'30'

Venkatesh Ranganath P
Company Secretary and Compliance Officer
A37567

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/

BAGMANE
REIT

Bagmane Prime Office REIT

First Annual Meeting

July 20, 2026

DISCLAIMER

This presentation has been prepared by Bagmane Realty Investment Manager Private Limited, in its capacity as the Manager to **Bagmane Prime Office REIT** ("**REIT**"), solely for general information purposes.

The information contained in this presentation is based on sources believed to be reliable and on information available as of the date of this presentation. While reasonable care has been taken in its preparation, no representation or warranty, express or implied, is made as to the accuracy, completeness or reliability of the information contained herein. The information is subject to change without notice.

This presentation provides an overview of the REIT's portfolio, assets, operating metrics and other general information and should be read together with the disclosures made by the REIT with the stock exchanges and other publicly available information, in accordance with the applicable provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as applicable, and other applicable laws.

Certain statements contained in this presentation may constitute forward-looking statements, including statements relating to the REIT's business strategy, portfolio performance, leasing activity, occupancy, growth opportunities, market outlook and future prospects. These statements are based on current expectations, assumptions and estimates and are subject to various risks and uncertainties, many of which are beyond the control of the REIT, the Manager and the Trustee. Actual results may differ materially from those expressed or implied in such forward-looking statements. No assurance can be given that such expectations will be achieved.

Nothing contained in this presentation constitutes or shall be construed as an offer, invitation, recommendation or solicitation to purchase or subscribe to any units or other securities of the REIT, nor does it constitute investment, legal, tax, accounting or other professional advice. Recipients should make their own independent assessment and seek appropriate professional advice before making any investment decision.

Neither the REIT, the Manager, the Trustee nor any of their respective affiliates, directors, officers, employees, representatives or advisors shall have any liability for any loss arising from the use of, or reliance upon, this presentation or its contents. Except as required under applicable law, the REIT, the Manager and the Trustee undertake no obligation to update or revise any information or forward-looking statements contained herein.

Past performance is not indicative of future performance. Investments in units of the REIT are subject to market risks, and there can be no assurance regarding future returns or distributions.

Visionary Sponsor

- Bagmane Group is Bengaluru's largest and one of India's leading pure-play Grade A+ office owner & developer
- ~3 decades of experience with the completed portfolio growing over 2.6x in the last 8 years to ~29.7 msf
- #1 share in supply and absorption from 2021-2025 in ORR, India's largest office micro-market

Strategic Location

- Located in ORR and SBD City (Bengaluru) - the best performing micro-markets globally with the highest net absorption and 2nd lowest vacancy[(1)]
- 5.5% avg. rent growth in Bagmane REIT micro-markets from 2021-2025 (+164 bps vs. India)

World Class Portfolio

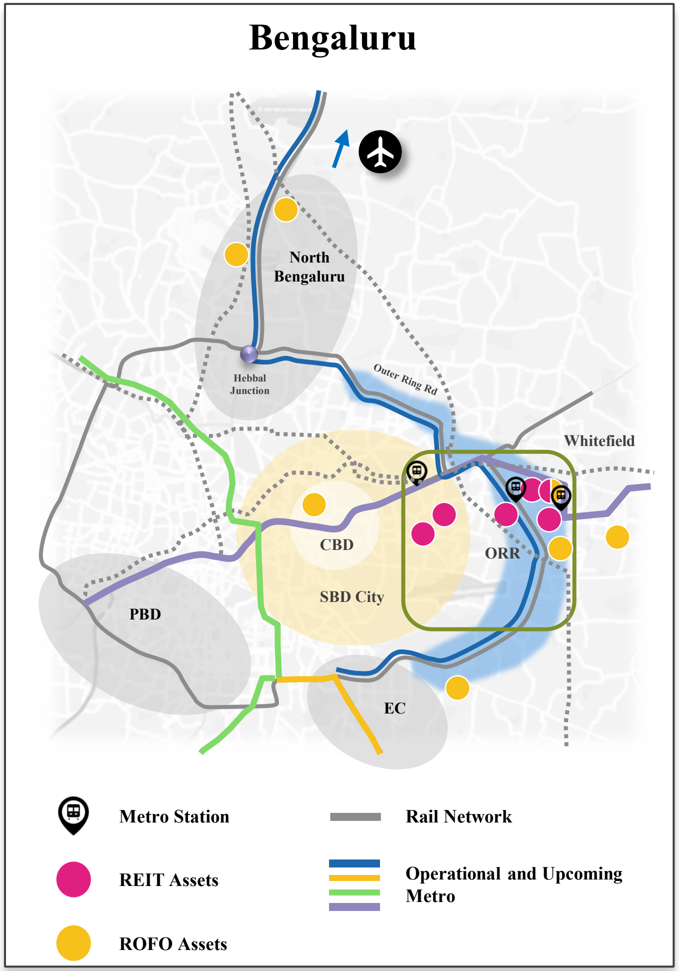
- Highest committed occupancy of ~98.8% among Indian office REITs[(2)]; superior rent growth of 6.0% (155 bps vs. Bengaluru)[(3)]
- Difficult-to-replicate, premium assets with campus-style infrastructure and amenities
- Significant share of built-to-suit assets comprising over 46% of total development area[(4)]

Marquee Tenants

- Marquee tenant roster anchored by leading GCCs, foreign MNCs and Fortune 500 tenants who have expanded significantly within the portfolio
- ~89% GCCs, ~99% foreign MNCs and ~65% Fortune 500 companies (by gross rentals), highest among Indian office REITs[(2)]

1) Amongst select global markets, 2021-2025, Source : JLL
2) Data as of Dec'25, Source : JLL
(3) 2021-2025
(4) Includes Partner's share in the area; 43% of the total leasable area

Premium business parks strategically located in Bengaluru, India's best performing office market



Portfolio Key Stats

20.3 msf Total Area(1)	**16.6 msf** Completed Area
107.5 In-Place Rents	**98.8%** Committed Occupancy
7.4 yrs WALE	**₹ 17.6%** MTM
89% Share of GCCs(2)	**c.5%** LTV(3)

Note: Data as of Dec'25; Overall 47+ msf of ROFO pipeline including assets in Delhi and Chennai
(1) 19.6 msf office area (16.6 msf completed, 1.0 msf u/c, 2.0 msf future development) and 0.7 msf of Hotel area u/c (607 keys)
(2) in terms of gross contracted rentals *(3) Basis Net Debt as of Dec'25 on post money basis*

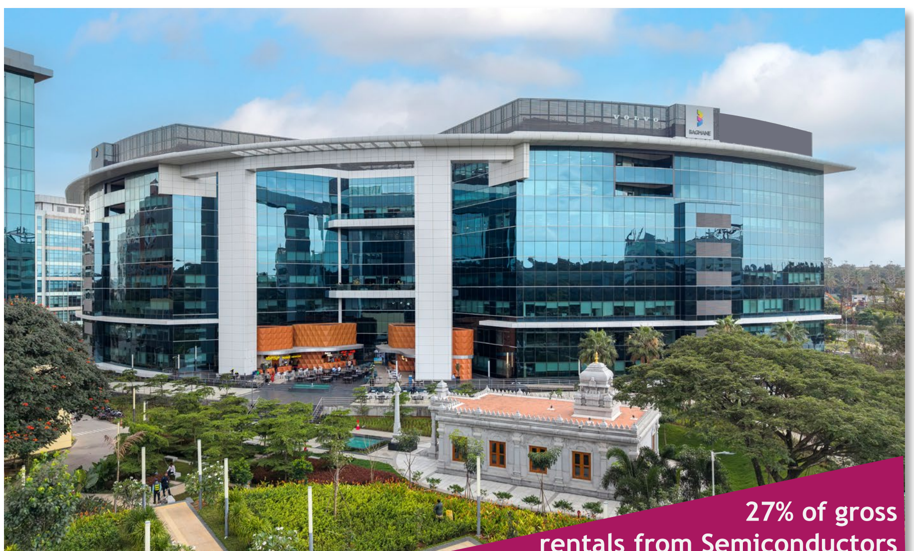
EXPANSIVE BUSINESS PARKS IN ORR - THE LARGEST OFFICE MICRO-MARKET IN INDIA

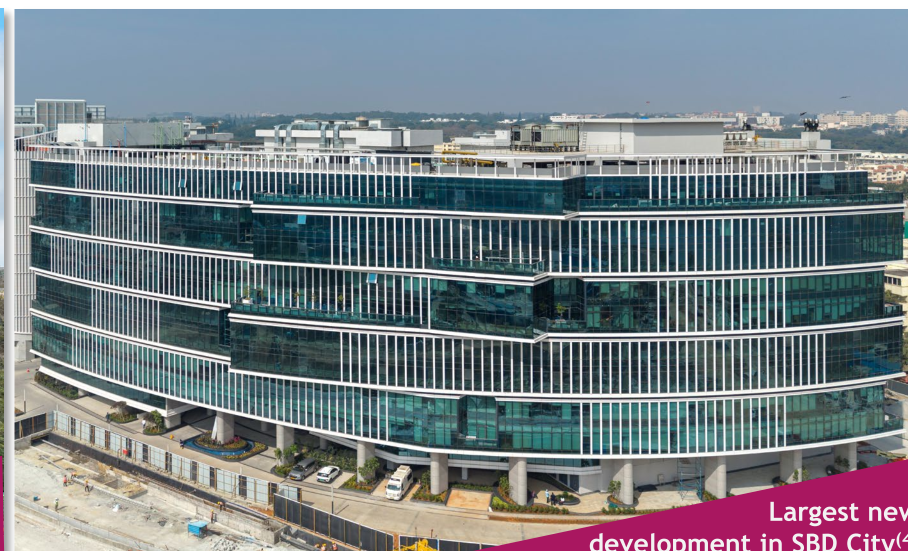
Commentary source: JLL
(1) Outside home country (South Korea)
(2) Outside home country (USA)

(3) Tenants include Google & a leading technology company, who rank amongst the largest companies globally in terms of mcap as of Dec 31, 2025

BAGMANE REIT

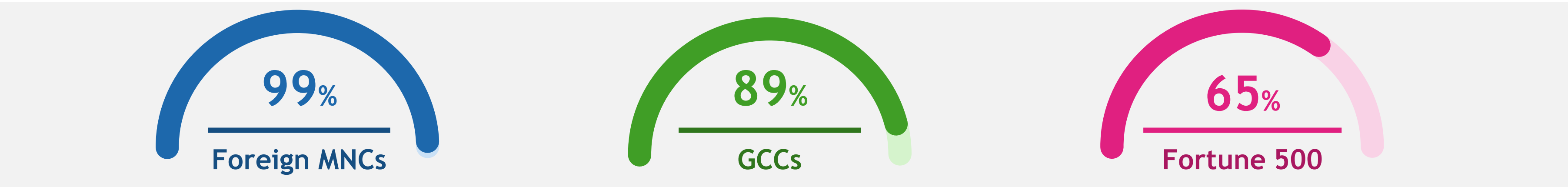
GRADE A OFFICES IN SBD CITY – A LEADING OFFICE DESTINATION IN BENGALURU

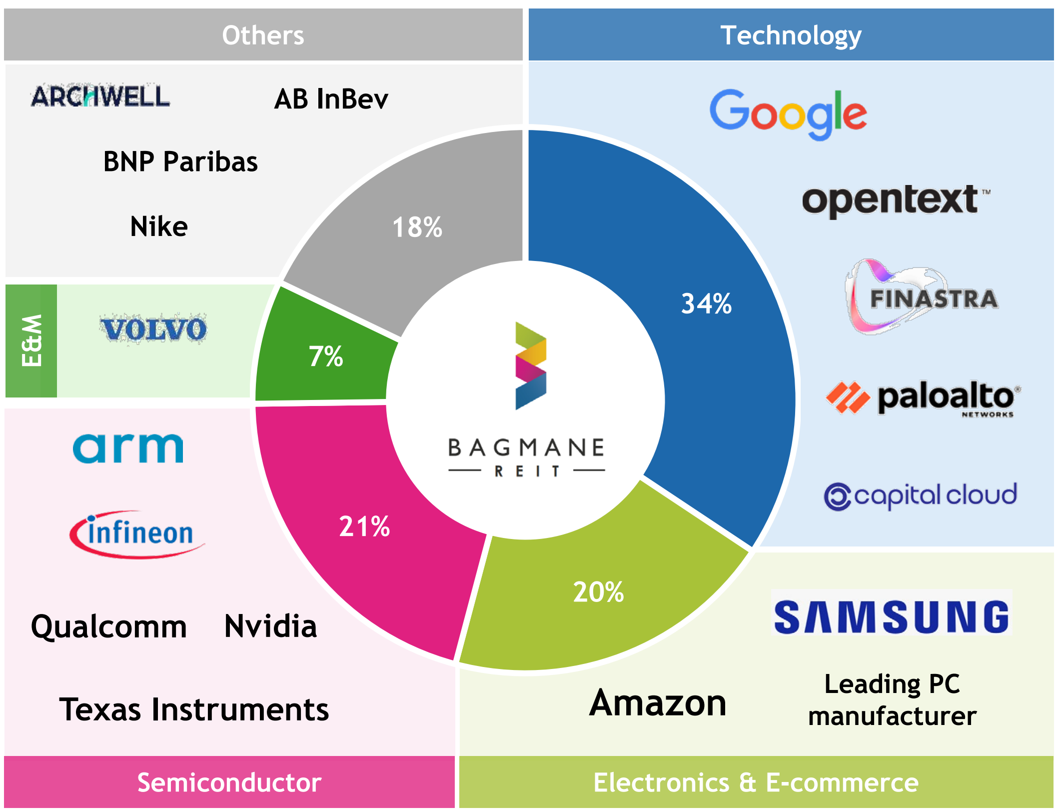




Source: JLL; Dec 31, 2025
(1) Occupancy for 3.9 msf completed area; 0.5 msf is future development
(2) Occupancy for 1.0 msf completed area; 1.0 msf is u/c; 1.5 msf is future development
(3) Outside home country (Sweden)
(4) Post completion in FY29

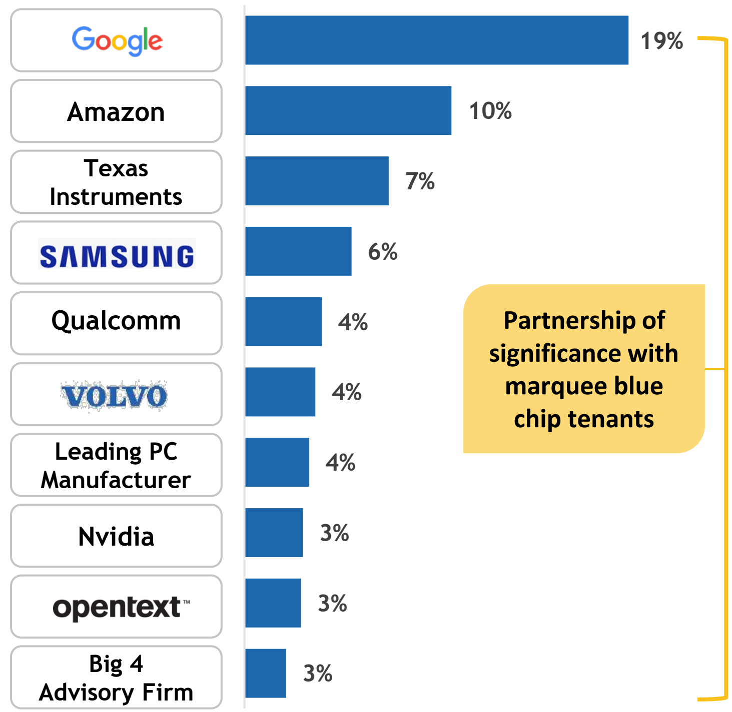
Partner of choice for leading GCCs, foreign MNCs and Fortune 500 companies; backed by tenants involved in or complementing the development of technology and AI innovation





Top 10 Tenants

(%) of Gross Rentals



World-class amenities to promoting live-work-play and enhancing the work environment


Cafeteria


Fine Dine

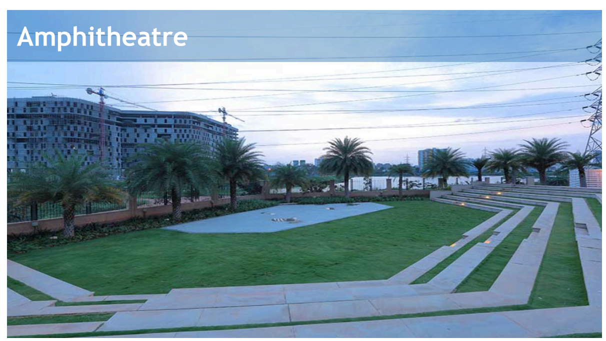

Food Court


Sports Facility


Infinity Pool


Gymnasium


Feeder Shuttle


Amphitheatre


Day Care

Committed to long-term sustainability focus 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

89%[2] of portfolio assets are LEED certified

GRESB
5 Star Rating
93/100 score

RE 100
RE100 Member
One of the first developers in India

LEED Certifications

WELL Certifications

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

BRITISH SAFETY COUNCIL
5-Star Rating, Sword of Honour

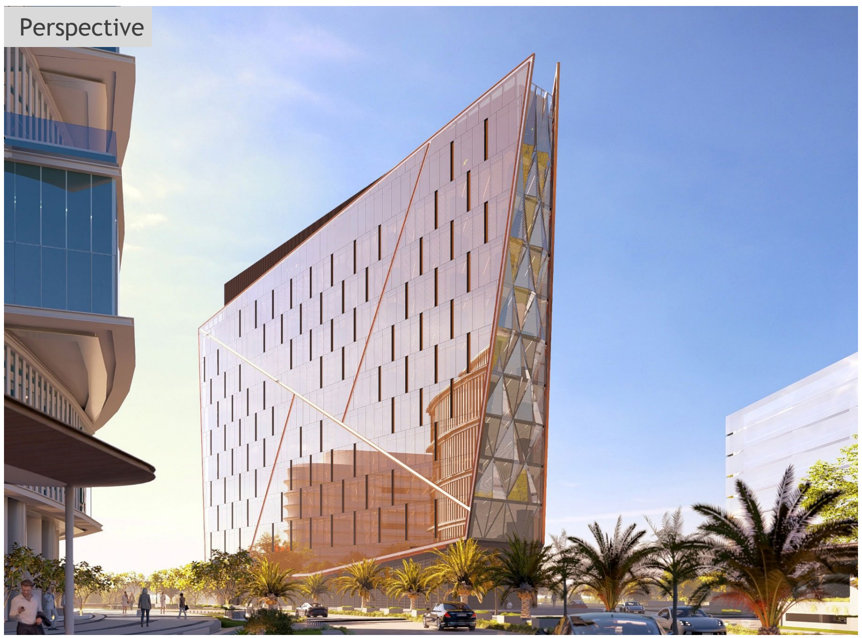
Other Initiatives

- Targeting water positivity through conservation & efficiency
- Achieving zero waste through recycling & segregation by 2030
- 100% renewable energy by 2030
- USGBC LEED Platinum rating for our entire portfolio by 2030

(1) Capacity incl. 72.5 MW of Solar energy under development. Expected 80% share of renewable energy on completion of this project
(2) By completed area; additional 6% is applied for recently completed buildings

Strong office development pipeline in SBD City with complementary hospitality offerings in ORR to drive NOI growth

1.0 msf	**2.0 msf**	**2**	**607**
Under-construction	Future Development	Hospitality assets	Keys



Aurora, Bagmane Cosmos Business Park (0.4 msf)

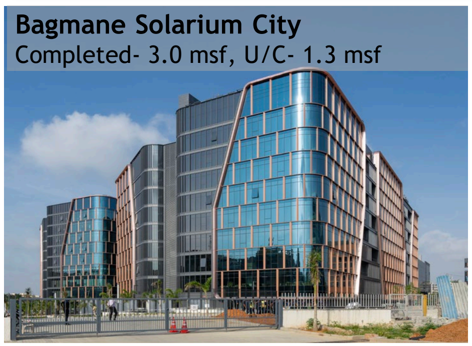
Adding hospitality assets in an underserved ORR market

Note: Data as of 31 Dec 2025

Largest ROFO Pipeline among listed Office REITs to add further scale and presence in new markets

Bagmane Capital Tech Park
Completed- 4.1 msf, U/C- 2.3 msf

Bagmane District 1862
2.3 msf



Bagmane Solarium City
Completed- 3.0 msf, U/C- 1.3 msf

Bagmane Viva Tech Park, Chennai
3.7 msf

Bagmane Sierra Business District
1.1msf u/c

Bagmane Aerowest, Delhi
1.8 msf

 # 3
Number of Cities

47+ msf
Total Area

Asset	Location	Total Leasable Area (msf)*
Bengaluru		
Bagmane Capital Tech Park	ORR	7.0
Bagmane Solarium City	Whitefield	9.0
Bagmane Sierra Business District	North Bengaluru	7.6
Bagmane Encore Business Park	ORR	2.3
Bagmane Capital South	ORR	2.2
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

As of 31 Dec 2025
** Total Leasable Area/ Expected development potential*
(1) Mount Poonamallee Road

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Q & A

Resolution 1

To consider, approve and adopt the Audited Financial Statements of Bagmane Prime Office REIT for the period from May 30, 2025 to March 31, 2026, along with the Audit Report thereon.

Resolution 2

To consider, approve and ratify, as applicable, the appointment of S.R. Batliboi & Associates, LLP as the Statutory Auditor of Bagmane Prime Office 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.

Resolution 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 Prime Office 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.

Thank you