

May 30, 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 Structured Digital Database Compliance Certificate for the financial year ended March 31, 2026

Pursuant to Circular No. 20241018-44 issued by BSE Limited and Circular No. NSE/CML/2024/31 issued by the National Stock Exchange of India Limited, both dated October 18, 2024, regarding submission of Structured Digital Database Compliance Certificate (“**SDD Compliance Certificate**”), please see enclosed the annual SDD Compliance Certificate of Bagmane Prime Office REIT for the financial year ended March 31, 2026, issued by a Practicing Company Secretary.

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
Company Secretary and Compliance Officer
A37567

COMPLIANCE CERTIFICATE FOR THE FINANCIAL YEAR ENDED

31ST MARCH 2026

(Pursuant to Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015)

I, **GUNASEKARAN SARANYA**, Managing Partner representing on behalf of M/s. GSKS & PARTNERS LLP, Practising Company secretaries firm appointed by **Bagmane Prime Office REIT ("Bagmane REIT")**, acting through its Manager, **Bagmane Realty Investment Manager Private Limited ("Manager")**, am aware of the compliance requirement of **Structured Digital Database (SDD)** pursuant to provisions of Regulation 3(5) and 3(6) of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (PIT Regulations) and I certify that

1. **Bagmane REIT** has a Structured Digital Database in place effective from 27th April 2026 (Date of filing of the Offer Document of Bagmane REIT);
2. control exists as to who can access the SDD;
3. **Bagmane REIT** did not have a Structured Digital Database (SDD) in place for the financial year under review, since the entity was not listed as on March 31, 2026. However, Bagmane REIT has implemented the SDD with effective from 27th April 2026 (Date of filing of the Offer Document of Bagmane REIT), and has since ensured that all instances of dissemination of Unpublished Price Sensitive Information (UPSI) are duly captured and maintained in the database;
4. Since the implementation, the system has captured nature of UPSI along with date and time;
5. The database has been maintained internally and an audit trail is maintained, and
6. The database is non-tamperable and has the capability to maintain the records for 8 years.

I confirm that the requirement to maintain a Structured Digital Database (SDD) was not applicable to Bagmane REIT during the previous financial year i.e; for FY 25-26, as the listing of Bagmane Prime Office REIT took place only on May 14, 2026.



GSKS & PARTNERS LLP
Practising Company Secretaries
(A peer Reviewed Firm)
LLPIN: ACX-6248
Firm Reg. No: L2026TN106300

However, Bagmane REIT has implemented the SDD with effect from 27th April 2026 (Date of filing of the Offer Document of Bagmane REIT), and has since ensured that all instances of dissemination of Unpublished Price Sensitive Information (UPSI) are duly captured and maintained in the database.

It was observed that 1 event pertaining to the listing of Bagmane REIT, was required to be captured, and 1 event has been duly recorded in compliance with the applicable requirements.

I would like to report that no non-compliance was observed in the previous financial year in this regard, since Bagmane Prime Office REIT was only listed on May 14, 2026.

Thanking you

For **GSKS & PARTNERS LLP**




GUNASEKARAN SARANYA

Managing Partner

Practising Company Secretary

FCS No: 10857

COP No: 23016

Peer review No: 8016/2016

UDIN: F010857H000536294

Date: 29th May 2026

Place: Coimbatore