

Name of the Issue: Bagmane Prime Office REIT			
1	Type of Issue (IPO / FPO)	IPO	
2	Issue Size (₹ in million)	34,050	
Source: Final Offer Document dated May 11, 2026			
3	Grade of issue along with name of the rating agency		
	Name	Not Applicable	
	Grade		
4	Subscription Level (Number of times)	10.68	
Source: Prior to technical rejections			
5	QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges		
	Particulars	%	
	(i) On Allotment May 12, 2026	10.98%	
	(ii) at the end of the 1st Quarter immediately after the listing (June 30, 2026)	Not Available	
	(iii) at the end of 1st FY (March 31, 2027) ⁽¹⁾	Not Available	
	(iv) at the end of 2nd FY (March 31, 2028) ⁽¹⁾	Not Available	
	(v) at the end of 3rd FY (March 31, 2029) ⁽¹⁾	Not Available	
<i>(1) QIB Holding not disclosed as reporting for relevant period has not been completed.</i>			
6	Financials of the issuer		
		(Consolidated Rs. in million)	
	Parameters	1st FY (March 31, 2027)*	2nd FY (March 31, 2028)*
		3rd FY (March 31, 2029)*	
	Revenue from operations	Not Available	Not Available
	Net Profit for the period	Not Available	Not Available
	Paid-up unit capital	Not Available	Not Available
	Other Equity	Not Available	Not Available
*Financials for the year ended March 31, 2027, March 31, 2028 and March 31, 2029 shall be updated once available			
7	Trading Status in the scrip of the issuer		
Equity shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")			
	Particulars	Status	
	(i) at the end of 1st FY (March 31, 2027)*	Not Available	
	(ii) at the end of 2nd FY (March 31, 2028)*	Not Available	
	(iii) at the end of 3rd FY (March 31, 2029)*	Not Available	
<i>*Trading data not available as reporting for the relevant years has not been completed.</i>			
8	Change in Directors of issuer from the disclosures in the offer document		
	Particulars	Name of the Director	Appointed / Resigned
	(i) at the end of 1st FY (March 31, 2027)*	Not Available	Not Available
	(i) at the end of 1st FY (March 31, 2028)*	Not Available	Not Available
	(i) at the end of 1st FY (March 31, 2029)*	Not Available	Not Available
*Changes in Directors of Issuer not updated as the relevant financial years have not been completed			
9	Status of implementation of project/ commencement of commercial production		
	(i) as disclosed in the offer document	Not Available	
	(ii) Actual implementation		

(iii) Reasons for delay in implementation, if any	
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10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Particulars	Estimated Amount (in ₹ million)
Part funding of acquisition by BDPL of Luxor @ Bagmane Capital Tech Park #	14,200
Part funding of acquisition by BDPL of 93.00% of the issued and paid-up equity share capital of BRPL#	8,200
General corporate purposes	717
Total Net Proceeds	23,117

Pursuant to the Formation Transactions
Sourced from Final Offer Document dated May 11, 2026

(ii) Actual utilization (in ₹ million)	-
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(iii) Reasons for deviations (if any)	No deviation
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*Actual Utilization not disclosed as reporting for the relevant fiscal year has not been completed.

11 Comments of monitoring agency, if applicable

a) Comments on use of funds	Not Available
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	Not Available
(c) Any other reservations expressed by the monitoring agency about the end use of funds	Not Available

12 Pricing Data

Designated Stock Exchange	NSE
Issue Price (Rs.)	100
Listing Date	14-May-26

Price parameters	At close of listing day	Close of 30th calendar day from listing day	Close of 90th calendar day from listing day	As at the end of the 1st FY after the listing of the issue (March 31, 2027)*		
				Closing price	High	Low
Market Price on Designated Stock Exchange	103.60	-	-	-	-	-
NSE NIFTY 50	23,689.60	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2028)*			As at the end of the 3rd FY after the listing of the issue (31st March, 2029)*		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price	-	-	-	-	-	-
NSE NIFTY 50	-	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

Note: Stock Exchange data. Where the 30th day / 90th day/ March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

* Data not updated as the relevant financial years have not been completed

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of company	As disclosed in the offer document *	At the end of 1st FY March 31, 2027**	At the end of 1st FY March 31, 2028**	At the end of 1st FY March 31, 2029**
NAV per unit (₹)	Issuer:	108.49	Not Available	Not Available	Not Available
	Peer Group:				
	Embassy Office Parks REIT	491.62	Not Available	Not Available	Not Available
	Mindspace Business Park REIT	527.00	Not Available	Not Available	Not Available
	Brookfield India Real Estate Trust REIT	355.00	Not Available	Not Available	Not Available
	Knowledge Realty Trust	118.00	Not Available	Not Available	Not Available

* Sourced from Final Offer Document dated May 11, 2026

** Information not provided as the relevant fiscal year has not completed / not disclosed in public domain

14 Any other material information

Particulars	Date
NA	NA

For updates and material information please visit stock exchanges website www.bseindia.com and www.nseindia.com

All the above information is updated till May 14, 2026 unless indicated otherwise

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