

- 1 **Type of issue (IPO/ FPO)** IPO of REITs
- 2 **Issue size (Rs. in crore)** **3,405.00**
Source: Final Offer Document dated May 11, 2026
- 3 **Grade of issue alongwith name of the rating agency**
- Name** Not Applicable
Grade Not Applicable
- 4 **Subscription Level (Number of times)** 24.35*
*Based on valid applications (excluding strategic and anchor investors)
Source: Minutes for basis of allotment dated May 12, 2026
- 5 **QIB holding (as a %age of total outstanding capital) as disclosed to stock exchanges**

Particulars	%
(i) On Allotment in the Issue (May 12, 2026)	10.98%
(1)	Not available
(ii) at the end of the 1st Quarter immediately after the listing (September 30, 2026) ⁽²⁾	Not available
(iii) at the end of 1st FY (March 31, 2027) ⁽³⁾	Not available
(iv) at the end of 2nd FY (March 31, 2028) ⁽⁴⁾	Not available
(v) at the end of 3rd FY (March 31, 2029) ⁽⁵⁾	Not available

(1) Source: Basis of Allotment includes allotment to Anchor Investors

(2) QIB Holding not disclosed as reporting for relevant period has not been completed.

(3) QIB Holding not disclosed as reporting for relevant period has not been completed.

(4) QIB Holding not disclosed as reporting for relevant period has not been completed.

(5) QIB Holding not disclosed as reporting for relevant period has not been completed.

6 **Financials of the issuer**

(Consolidated Rs. in crore)

Parameters	1st FY (March 31, 2027) [§]	2nd FY (March 31, 2028)*	3rd FY (March 31, 2029)*
Income from operations	Not available	Not available	Not available
Net Profit for the period	Not available	Not available	Not available
Paid-up equity share capital	Not available	Not available	Not available
Reserves excluding revaluation reserves	Not available	Not available	Not available

*Financials for the year ended March 31, 2027 March 31, 2028 and March 31, 2029 shall be updated once available.

§ Financials as disclosed on stock exchange website.

7 **Trading status in the scrip of the issuer**

Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

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

*Trading status not disclosed as the relevant fiscal years have not been completed.

^a Source - stock exchange website.

8 **Change, if any, in directors of issuer from the disclosures in the offer document**

Particulars	Name of Director	Appointed / Resigned
at the end of 1st FY March 31, 2027*	Not available	Not available
at the end of 2nd FY March 31, 2028*	Not available	Not available
at the end of 3rd FY March 31, 2029*	Not available	Not available

*Changes in Directors not disclosed as the relevant fiscal years have not been completed.

^a Source - stock exchange website

[^] Updated as on August 15, 2026

9 **Status of implementation of project/ commencement of commercial production**

Particulars	Remarks
(i) as disclosed in the offer document	
(ii) Actual implementation	Not applicable
(iii) Reasons for delay in implementation, if any	

10 **Status of utilization of issue proceeds**

(i) as disclosed in the offer document

Expenditure items	Proposed Utilization (Rs cr)	Actual Utilization for quarter ended September 30, 2026 (Rs cr)
Part funding of acquisition by BDPL of Luxor @ Bagmane Capital Tech Park,	1,420.00	Not available
Part funding of acquisition by BDPL of 93.00% of the issued and paid-up equity share capital of BRPL;	820.00	Not available
General purposes	71.70	Not available
Total	2,311.70	Not available

(ii) Actual utilisation	NA
(iii) Reasons for deviation, if any	NA
(iii) Reasons for deviation, if any	Not available

11 **Comments of monitoring agency, if applicable**

- (a) Comments on use of funds
 (b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document
 (c) Any other reservations expressed by the monitoring agency about the end use of funds

Not applicable
 Not applicable
 Not applicable

12 Price-related data

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

Price parameters	At close of listing day May 14, 2026	At close of 30th calendar day from listing day (June 13, 2026) ⁽¹⁾	At close of 90th calendar day from listing day (August 12, 2026) ⁽¹⁾	As at the end of March 31, 2027 ⁽¹⁾⁽³⁾		
				Closing price	High (during the FY)	Low (during the FY)
Market Price ⁽²⁾	103.60	103.39	109.97	-	-	-
Nifty 50	23689.6	23622.9	24435.95	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	As at the end of March 31, 2028 ⁽¹⁾⁽³⁾			As at the end of March 31, 2029 ⁽¹⁾⁽³⁾		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price ⁽²⁾	-	-	-	-	-	-
Nifty 50	-	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

Source: 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

1 Pricing data not disclosed as the relevant fiscal year has not completed

2. Market price on NSE taken, being the designated stock exchange

3. High and Low based on closing prices

4. 30th calendar day shall be taken as listing date plus 29 calendar days. 90th calendar day shall be taken as listing date plus 89 calendar days

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

Accounting ratio	Name of REIT	As disclosed in the final offer document ⁽¹⁾	At the end of 1st FY March 31, 2027 ⁽²⁾	At the end of 2nd FY March 31, 2028 ⁽²⁾	At the end of 3rd FY March 31, 2029 ⁽²⁾
Net Asset Value 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 REI	355.00	Not available	Not available	Not available
	Knowledge Realty Trust	118.00	Not available	Not available	Not available

(1) Sourced from Final Offer Document dated May 11, 2026

(2) Information not provided as the relevant fiscal year has not completed

14 Any other material information

Particulars	Date
Listing of Units	14-05-2026
Policy on Unpublished Price Sensitive Information and Dealing in Securities of Bagmane Prime Office REIT and Code of Practices and Procedures for Intimation on closure of trading window	15-05-2026
Submission of Annual Secretarial Compliance Report for the year ended March 31, 2026	19-05-2026
Outcome of the Meeting of Board of Directors of Bagmane Realty Investment Manager Private Limited, Manager to Bagmane Prime Office REIT, held on Wednesday, June 03, 2026	30-05-2026
BAGMANE PRIME OFFICE REIT has informed the Exchange about Board Meeting to be held on 03-Jun-2026 to consider and approve the Yearly Audited Financial results of the Company for the period ended March 2026 and Fund raising	03-06-2026
BAGMANE PRIME OFFICE REIT has informed the Exchange about Closure of Trading Window	06-06-2026
Resolution passed by circulation by the Board of Directors of Bagmane Realty Investment Manager Private Limited, Manager to Bagmane Prime Office REIT, on June 17, 2026	13-06-2026
BAGMANE PRIME OFFICE REIT has informed the Exchange about Board Meeting to be held on 03-Jun-2026 to consider and approve the Yearly Audited Financial results of the Company for the period ended March 2026 and Fund raising	17-06-2026
BAGMANE PRIME OFFICE REIT has informed the Exchange about Closure of Trading Window	20-06-2026
Submission of Part C of Compliance Report on Corporate Governance for the year ended March 31, 2026	20-06-2026
Disclosure under Regulation 23(5)(i) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 that Bagmane Green Power LLP, a Special Purpose Vehicle of Bagmane REIT, has been converted into a private limited company under the name Bagmane Green Power Private Limited	02-07-2026
BAGMANE PRIME OFFICE REIT has informed the Exchange about Closure of Trading Window	04-07-2026
Bagmane Prime Office REIT has informed regarding Submission of the Compliance Report on Corporate Governance for the Q1 FY 2026-27	08-07-2026
Bagmane Prime Office REIT has informed regarding Unitholding pattern for Q1 FY 2026-27	14-07-2026
Summary of the proceedings of the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT	20-07-2026
Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Bagmane Prime Office REIT	31-07-2026
Earnings Conference Call for quarter ended June 30, 2026 to be held on Wednesday, August 12, 2026	05-08-2026
Outcome of the Board Meeting for the quarter ended June 30, 2026, held on Tuesday, August 11, 2026	11-08-2026
Bagmane Prime Office REIT has informed the Exchange that Record date for the purpose of Distribution of dividend is 14-Aug-2026	11-08-2026
BAGMANE PRIME OFFICE REIT has informed the Exchange regarding declared dividend in Board Meeting held on 11-Aug-2026	11-08-2026
(i) Approved the Unaudited Standalone and Consolidated Financial Results of Bagmane REIT for the quarter ended June 30, 2026	
(ii) Declared distributions of ₹5,100.00 million (Indian Rupees Five Thousand One Hundred million only) / ₹1.5000 (Indian Rupees One point Five Zero paise only) per Unit for the quarter ended June 30, 2026	
(iii) Axis Trustee Services Limited, Trustee to Bagmane REIT, approved the appointment of M/s. Manohar Chowdhry & Associates as the Internal Auditor of Bagmane REIT for the Financial Year 2026-27	
(iv) Axis Trustee Services Limited, Trustee to Bagmane REIT, approved the appointment of RJSY and Associates as the Secretarial Auditor of Bagmane REIT for the Financial Year 2026-27	

Source- Stock Exchange filings

The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable

For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and / or www.nseindia.com

Disclaimer:

The information compiled herein is in accordance with the disclosure requirements with regard to the track record of the public issues managed by JM Financial Limited ("JM Financial") arising out of the SEBI Circular No. CIR/MIRSD/1/2012 dated January 10, 2012.

This information is gathered, inter-alia, from the Final Offer Document of the Issuer, as amended, and from the filings made by the Issuer with the BSE Limited ("BSE") and/or the National Stock Exchange of India Limited ("NSE") and together with the BSE, the "Stock Exchanges") from time to time, price-volume data available on the website of the Stock Exchanges, other sources as disclosed herein and information / clarifications provided by the Issuer.

Nothing in this information is intended by JM Financial to be construed as legal, regulatory, accounting, tax or other advice. While reasonable care has been taken to ensure that the information provided herein is accurate and is taken from the sources that we believe are reliable, the user of this information may independently verify the accuracy of the information before taking any decision based on the above information.

Notwithstanding the above, JM Financial does not make any express or implied representation or warranty as to the authenticity, accuracy or completeness of the information or data contained herein and shall not be liable in any manner for the same. Neither JM Financial nor any of its affiliates or their directors, officers and employees will be responsible or be liable for any loss or damage including any loss of profits incidental or consequential damage, howsoever arising, suffered or incurred by any person accessing and / or using this information. The person accessing and utilizing the information is accordingly once again advised to independently verify the information and satisfy himself about the adequacy, accuracy and completeness for his specific requirement. JM Financial does not undertake to update the information contained herein except as required by applicable law or regulation.