Name of the issue: Bagmane Prime Office REIT

1	**Type of issue (IPO/ FPO)**		IPO of REIT
2	**Issue size (in Rs. million)**		34,050.00
3	**Grade of issue alongwith name of the rating agency**		
	Name	Not Applicable	
	Grade	Not Applicable	
4	**Subscription Level (Number of times)** [(1)]		24.35

Source: Basis of Allotment Ad

(1) Figure is after technical rejections

5 **QIB holding (as a %age of total 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 of the issue (June 30, 2026)*	10.44%
(iii) at the end of 1st FY (March 31, 2027)*	N.A.
(iv) at the end of 2nd FY (March 31, 2028)*	N.A.
(v) at the end of 3rd FY (March 31, 2029)*	N.A.

**will be updated in due course*

6 **Financials of the issuer (consolidated basis)** *(Rs. Million)*

Parameters	31-Mar-27	31-Mar-28	31-Mar-29
Revenue 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
Other Equity	Not Available	Not Available	Not Available

Note: Financials for the year ended March 31, 2027, March 31, 2028 and March 31, 2029 shall be updated in due course

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

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

Particulars	Status
(i) at the end of 1st FY (March 31, 2027)[(1)]	Not Available
(ii) at the end of 2nd FY (March 31, 2028) [(1)]	Not Available
(iii) at the end of 3rd FY (March 31, 2029) [(1)]	Not Available

(1) will be updated in due course

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

Particulars	Name of Director	Appointed / Resigned
During year ended March 31, 2027[(1)]	Not Available	
During year ended March 31, 2028[(1)]	Not Available	
During year ended March 31, 2029[(1)]	Not Available	

(1) Change in Directors of Issuer is not updated as the relevant financial years have not been completed

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

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

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

	Particulars	Amount which will be financed from Net Proceeds	Estimated Utilisation of Net Proceeds
			FY 2027
1	Part funding of acquisition by BDPL of Luxor @ Bagmane Capital Tech Park	14,200.00	14,200.00
2	Part funding of acquisition by BDPL of 93.00% of the issued and paid-up equity share capital of BRPL	8,200.00	8,200.00
3	General purposes	717.00	717.00
	Total	**23,117.00**	**23,117.00**

(ii) Actual utilization — Not Applicable

	Particulars	Amount which will be financed from Net Proceeds	Actual utilisation
1	Part funding of acquisition by BDPL of Luxor @ Bagmane Capital Tech Park	14,200.00	14,200.00
2	Part funding of acquisition by BDPL of 93.00% of the issued and paid-up equity share	8,200.00	8,200.00
3	General purposes	717.00	717.00
	Total	**23,117.00**	**23,117.00**

(iii) Reasons for deviation, if any — Not Applicable

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

(i) Comments on use of funds	Not Applicable
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document	Not Applicable
(iii) Any other reservations expressed by the monitoring agency about the end use of funds	Not Applicable

12 **Price-related data**

Designated SE	NSE
Issue Price (Rs.)	100
Listing Date	May 14, 2026

Price parameters	At close of listing day May 14, 2026	At close of 30th calendar day from listing day	At close of 90th calendar day from listing day	As at the end of March 31, 2027		
				Closing price during FY	High during FY	Low during FY
Market Price (Rs.)	103.6	103.34	109.99	Not Available	Not Available	Not Available
Nifty 50	23,689.60	23,622.90	24,435.95	Not Available	Not Available	Not Available

Price parameters	As at the end of March 31, 2028			As at the end of March 31, 2029		
	Closing price during FY	High during FY	Low during FY	Closing price during FY	High during FY	Low during FY
Market Price	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Nifty 50	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available

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

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 2nd FY March 31, 2028**	At the end of 3rd FY March 31, 2029**
Net Asset Value per Unit	**Issuer: Consolidated** [(1)]	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*

***Not available as the relevant fiscal year has not been completed / information not disclosed*

14 **Any other material information**

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