

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)	
(1)	10.98%
	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) ⁸	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.

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.

Source - stock exchange website

^ Updated as on May 31, 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,	14,200.00	
Part funding of acquisition by BDPL of 93.00% of the issued and paid-up equity share capital of BRPL;	8,200.00	
General purposes	717.00	
Total	23,117.00	

(ii) Actual utilisation	NA
(iii) Reasons for deviation, if any	NA
(iii) Reasons for deviation, if any	None

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	-	-	-	-	-
Nifty 50	23689.6	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	Closing price	As at the end of March 31, 2028 ⁽¹⁾⁽³⁾		As at the end of March 31, 2029 ⁽¹⁾⁽³⁾		
		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 ⁽³⁾	At the end of 2nd FY March 31, 2028 ⁽³⁾	At the end of 3rd FY March 31, 2029 ⁽³⁾
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 RE	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 sourced from audited consolidated financials of the issuer and peers on the stock exchange website

(3) 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
	30-05-2026

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.

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