BAGMANE
REIT

May 4, 2026

To, Dept. of Listing Operations **BSE Limited** P J Towers, Dalal Street Mumbai -400001, India	To, Listing Department **National Stock Exchange of India Limited** Exchange Plaza Bandra Kurla Complex, Bandra (E) Mumbai-400051

Dear Sir/Madam,

Sub.: Details of anchor allocation of units in relation to initial offer of units ("Units") representing an undivided beneficial interest in Bagmane Prime Office REIT (the "Bagmane REIT") aggregating up to ₹ 34,050 million, consisting of a fresh issue of Units aggregating up to ₹ 23,900 million by the Bagmane REIT and an offer for sale of Units aggregating up to ₹ 10,150 million by the Selling Unitholder ("Offer")

The REIT IPO Committee of the Bagmane Realty Investment Manager Private Limited (in its capacity as the Manager of the Bagmane Prime Office REIT) at its meeting held on May 04, 2026, in consultation with the Selling Unitholder and the Book Running Lead Managers to the Offer, have finalized allocation of **11,49,74,850 Units,** to Anchor Investors at Anchor Investor Allocation Price **₹100/- per Unit** in the following manner:

Sr. No.	Name of the Anchor Investor	No. of Units Allocated	% of Anchor Investor Portion	Bid Price (₹ Per Unit)	Total Amount Allocated (in ₹)
1.	NPS TRUST - A/C SBI PENSION FUND SCHEME - STATE GOVT	1,07,50,000	9.35	100	1,07,50,00,000
2.	NPS TRUST - A/C SBI PENSION FUND SCHEME - CENTRAL GOVT	50,00,000	4.35	100	50,00,00,000
3.	WHITEOAK CAPITAL MULTI ASSET ALLOCATION FUND	63,00,000	5.48	100	63,00,00,000
4.	WHITEOAK CAPITAL LARGE CAP FUND	8,00,100	0.70	100	8,00,10,000
5.	WHITEOAK CAPITAL REIT & INVIT ALTERNATES FUND I	18,99,900	1.65	100	18,99,90,000
6.	SBI LIFE INSURANCE COMPANY LIMITED	75,00,000	6.52	100	75,00,00,000
7.	QUANT MUTUAL FUND - QSIF HYBRID LONG-SHORT FUND	10,00,050	0.87	100	10,00,05,000
8.	QUANT MUTUAL FUND - QUANT DYNAMIC ASSET ALLOCATION FUND	64,99,950	5.65	100	64,99,95,000
9.	UTI LARGE AND MID CAP FUND	4,78,950	0.42	100	4,78,95,000
10.	UTI AGGRESSIVE HYBRID FUND	4,45,350	0.39	100	4,45,35,000
11.	UTI - DIVIDEND YIELD FUND	50,400	0.04	100	50,40,000
12.	UTI BALANCED ADVANTAGE FUND	10,84,050	0.94	100	10,84,05,000
13.	UTI MULTI ASSET ALLOCATION FUND	9,41,250	0.82	100	9,41,25,000
14.	KOTAK DEBT HYBRID	12,49,950	1.09	100	12,49,95,000
15.	KOTAK EQUITY SAVINGS FUND	12,50,100	1.09	100	12,50,10,000
16.	NIPPON LIFE INDIA TRUSTEE LTD-A/C NIPPON INDIA BALANCED ADVANTAGE FUND	20,00,100	1.74	100	20,00,10,000
17.	ALTIVA HYBRID LONG-SHORT FUND	31,50,000	2.74	100	31,50,00,000

18.	EDELWEISS TRUSTEESHIP CO LTD AC - EDELWEISS MF AC - EDELWEISS AGGRESSIVE HYBRID FUND	31,50,000	2.74	100	31,50,00,000
19.	EDELWEISS TRUSTEESHIP CO LTD AC - EDELWEISS MF AC EDELWEISS EQUITY SAVINGS FUND	12,00,000	1.04	100	12,00,00,000
20.	JM FINANCIAL MUTUAL FUND - JM AGGRESSIVE HYBRID FUND	15,00,000	1.30	100	15,00,00,000
21.	360 ONE MULTI ASSET ALLOCATION FUND	10,06,500	0.88	100	10,06,50,000
22.	360 ONE LVF TREASURY SOLUTIONS FUND	49,99,500	4.35	100	49,99,50,000
23.	360 ONE REAL ASSETS DEVELOPMENT FUND	29,70,000	2.58	100	29,70,00,000
24.	360 ONE REAL ESTATE LVF - 1	24,99,000	2.17	100	24,99,00,000
25.	NUVAMA MULTI ASSET STRATEGY RETURN FUND - INVESTMENT ACCOUNT	50,00,100	4.35	100	50,00,10,000
26.	TATA AIG GENERAL INSURANCE COMPANY LIMITED	20,00,100	1.74	100	20,00,10,000
27.	SBI GENERAL INSURANCE COMPANY LIMITED	25,00,050	2.17	100	25,00,05,000
28.	NPS TRUST- A/C ICICI PRUDENTIAL PENSION FUND SCHEME E - TIER I	25,00,050	2.17	100	25,00,05,000
29.	KOTAK MAHINDRA LIFE INSURANCE COMPANY LTD	40,00,050	3.48	100	40,00,05,000
30.	AXIS MAX LIFE INSURANCE LIMITEDA/C PARTICIPATING FUND	40,00,050	3.48	100	40,00,05,000
31.	INDUSIND GENERAL INSURANCE COMPANY LIMITED	15,00,000	1.30	100	15,00,00,000
32.	SOCIETE GENERALE - ODI	35,00,100	3.04	100	35,00,10,000
33.	CAPRI GLOBAL CAPITAL LIMITED	35,00,100	3.04	100	35,00,10,000
34.	PNB METLIFE INDIA INSURANCE COMPANY LIMITED	15,00,000	1.30	100	15,00,00,000
35.	STAR HEALTH AND ALLIED INSURANCE COMPANY	10,00,050	0.87	100	10,00,05,000
36.	EDELWEISS LIFE INSURANCE COMPANY LIMITED	15,00,000	1.30	100	15,00,00,000
37.	ZUNO GENERAL INSURANCE LIMITED	7,48,500	0.65	100	7,48,50,000
38.	BAJAJ LIFE INSURANCE LIMITED	10,00,050	0.87	100	10,00,05,000
39.	BHARTI AXA LIFE INSURANCE COMPANY LTD	10,00,050	0.87	100	10,00,05,000
40.	GO DIGIT GENERAL INSURANCE LIMITED SHAREHOLDER-SH	10,00,050	0.87	100	10,00,05,000
41.	PRAMERICA LIFE INSURANCE LIMITED	10,00,050	0.87	100	10,00,05,000
42.	NEO PRIME FUND	10,00,050	0.87	100	10,00,05,000
43.	DHARMAYUG INVESTMENTS LIMITED	15,00,000	1.30	100	15,00,00,000
44.	JP TAPARIA FAMILY TRUST	15,00,000	1.30	100	15,00,00,000
45.	BENGANI LEASING & FINANCE PRIVATE LIMITED	10,00,050	0.87	100	10,00,05,000
46.	ECL FINANCE LTD	10,00,050	0.87	100	10,00,05,000
47.	CHHATISGARH INVESTMENTS LTD	15,00,000	1.30	100	15,00,00,000
48.	VIRIDIAN ASIA OPPORTUNITIES MASTER FUND	10,00,050	0.87	100	10,00,05,000
49.	RAJASTHAN GLOBAL SECURITIES PRIVATE LIMITED	10,00,050	0.87	100	10,00,05,000

50.	KOTAK OPTIMUS MODERATE SCHEME	5,00,100	0.43	100	5,00,10,000
Total		**11,49,74,850**	**100.00**		**11,49,74,85,000**

Out of the total allocation of 11,49,74,850 Units to Anchor Investors, 3,21,06,750 Units (i.e. 27.93% of the total allocation to Anchor Investors) were allocated to 9 domestic mutual funds through a total of 17 schemes. Set forth below is a scheme-wise details of mutual funds:

Sr. No.	Name of Scheme	No. of Units allocated	% of Anchor Investor Portion	Bid Price (₹ Per Unit)	Total Amount Allocated (₹)
1.	WHITEOAK CAPITAL MULTI ASSET ALLOCATION FUND	63,00,000	5.48	100	63,00,00,000
2.	WHITEOAK CAPITAL LARGE CAP FUND	8,00,100	0.70	100	8,00,10,000
3.	QUANT MUTUAL FUND - QSIF HYBRID LONG-SHORT FUND	10,00,050	0.87	100	10,00,05,000
4.	QUANT MUTUAL FUND - QUANT DYNAMIC ASSET ALLOCATION FUND	64,99,950	5.65	100	64,99,95,000
5.	UTI LARGE AND MID CAP FUND	4,78,950	0.42	100	4,78,95,000
6.	UTI AGGRESSIVE HYBRID FUND	4,45,350	0.39	100	4,45,35,000
7.	UTI - DIVIDEND YIELD FUND	50,400	0.04	100	50,40,000
8.	UTI BALANCED ADVANTAGE FUND	10,84,050	0.94	100	10,84,05,000
9.	UTI MULTI ASSET ALLOCATION FUND	9,41,250	0.82	100	9,41,25,000
10.	KOTAK DEBT HYBRID	12,49,950	1.09	100	12,49,95,000
11.	KOTAK EQUITY SAVINGS FUND	12,50,100	1.09	100	12,50,10,000
12.	NIPPON LIFE INDIA TRUSTEE LTD-A/C NIPPON INDIA BALANCED ADVANTAGE FUND	20,00,100	1.74	100	20,00,10,000
13.	ALTIVA HYBRID LONG-SHORT FUND	31,50,000	2.74	100	31,50,00,000
14.	EDELWEISS TRUSTEESHIP CO LTD AC - EDELWEISS MF AC - EDELWEISS AGGRESSIVE HYBRID FUND	31,50,000	2.74	100	31,50,00,000
15.	EDELWEISS TRUSTEESHIP CO LTD AC - EDELWEISS MF AC EDELWEISS EQUITY SAVINGS FUND	12,00,000	1.04	100	12,00,00,000
16.	JM FINANCIAL MUTUAL FUND - JM AGGRESSIVE HYBRID FUND	15,00,000	1.30	100	15,00,00,000
17.	360 ONE MULTI ASSET ALLOCATION FUND	10,06,500	0.88	100	10,06,50,000
Total		**3,21,06,750**	**27.93**		**3,21,06,75,000**

Please note the capitalized terms used and not defined herein shall have the respective meaning ascribed to them in the Offer Document.

We request you to make the above information public by disclosing the same on your website.

Thanking You

For and on behalf of
For Bagmane Prime Office REIT
(*acting through its Manager Bagmane Realty Investment Manager Private Limited*)

Name: Venkatesh Ranganath P
Designation: Company Secretary and Compliance Officer
M. No: A37567

cc: Securities and Exchange Board of India
Corporation Finance Department,
Division of Issues and Listing,
Plot No. C4 A, G Block,
Bandra Kurla Complex, Bandra (East)
Mumbai 400 051, India