



BAGMANE
— REIT —

Bagmane Prime Office REIT

First Annual Meeting

July 20, 2026



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This presentation provides an overview of the REIT's portfolio, assets, operating metrics and other general information and should be read together with the disclosures made by the REIT with the stock exchanges and other publicly available information, in accordance with the applicable provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as applicable, and other applicable laws.

Certain statements contained in this presentation may constitute forward-looking statements, including statements relating to the REIT's business strategy, portfolio performance, leasing activity, occupancy, growth opportunities, market outlook and future prospects. These statements are based on current expectations, assumptions and estimates and are subject to various risks and uncertainties, many of which are beyond the control of the REIT, the Manager and the Trustee. Actual results may differ materially from those expressed or implied in such forward-looking statements. No assurance can be given that such expectations will be achieved.

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Visionary Sponsor

- Bagmane Group is Bengaluru's largest and one of India's leading pure-play Grade A+ office owner & developer
- ~3 decades of experience with the completed portfolio growing over 2.6x in the last 8 years to ~29.7 msf
- #1 share in supply and absorption from 2021-2025 in ORR, India's largest office micro-market

Strategic Location

- Located in ORR and SBD City (Bengaluru) - the best performing micro-markets globally with the highest net absorption and 2nd lowest vacancy⁽¹⁾
- 5.5% avg. rent growth in Bagmane REIT micro-markets from 2021-2025 (+164 bps vs. India)

World Class Portfolio

- Highest committed occupancy of ~98.8% among Indian office REITs⁽²⁾; superior rent growth of 6.0% (155 bps vs. Bengaluru)⁽³⁾
- Difficult-to-replicate, premium assets with campus-style infrastructure and amenities
- Significant share of built-to-suit assets comprising over 46% of total development area⁽⁴⁾

Marquee Tenants

- Marquee tenant roster anchored by leading GCCs, foreign MNCs and Fortune 500 tenants who have expanded significantly within the portfolio
- ~89% GCCs, ~99% foreign MNCs and ~65% Fortune 500 companies (by gross rentals), highest among Indian office REITs⁽²⁾

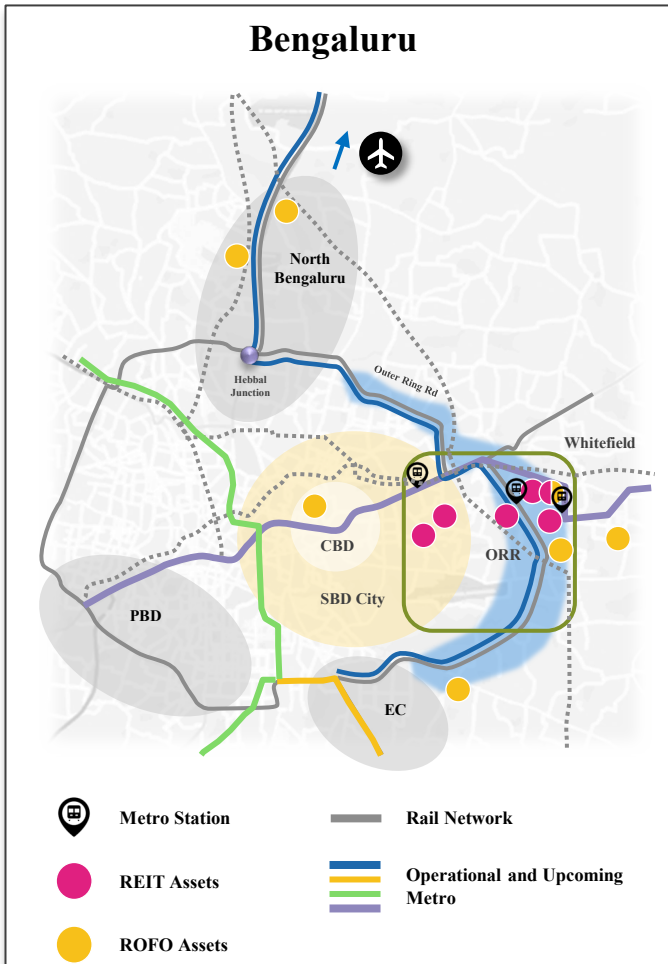
1) Amongst select global markets, 2021-2025, Source : JLL

2) Data as of Dec'25, Source : JLL

(3) 2021-2025

(4) Includes Partner's share in the area; 43% of the total leasable area

Premium business parks strategically located in Bengaluru, India's best performing office market



Portfolio Key Stats

20.3 msf

Total Area⁽¹⁾

16.6 msf

Completed Area

107.5

In-Place Rents

98.8%

Committed Occupancy

7.4 yrs

WALE

₹ 17.6%

MTM

89%

Share of GCCs⁽²⁾

c.5%

LTV⁽³⁾

Note: Data as of Dec'25; Overall 47+ msf of ROFO pipeline including assets in Delhi and Chennai

(1) 19.6 msf office area (16.6 msf completed, 1.0 msf u/c, 2.0 msf future development) and 0.7 msf of Hotel area u/c (607 keys)

(2) in terms of gross contracted rentals

(3) Basis Net Debt as of Dec'25 on post money basis

EXPANSIVE BUSINESS PARKS IN ORR - THE LARGEST OFFICE MICRO-MARKET IN INDIA

Bagmane World Technology Centre

4.5 msf | 98.2% Committed Occ. | 607 Key Hotels u/c



Samsung's
largest R&D centre⁽¹⁾

Bagmane Constellation Business Park

5.0 msf | 100% Committed Occ.



Amazon's mini
campus (5 towers)

Bagmane Rio Business Park

1.1 msf | 100% Committed Occ.



Google's
largest standalone facility⁽²⁾

Luxor at Bagmane Capital

1.0 msf | 100% Committed Occ.



Host to top 2
most valuable cos⁽³⁾

Commentary source: JLL

(1) Outside home country (South Korea)

(2) Outside home country (USA)

(3) Tenants include Google & a leading technology company, who rank amongst the largest companies globally in terms of mcap as of Dec 31, 2025

GRADE A OFFICES IN SBD CITY - A LEADING OFFICE DESTINATION IN BENGALURU

Bagmane Tech Park

4.4 msf | 98.7% Committed Occ.⁽¹⁾



Bagmane Cosmos

3.6 msf | 94.2% Committed Occ.⁽²⁾



Source: JLL; Dec 31, 2025

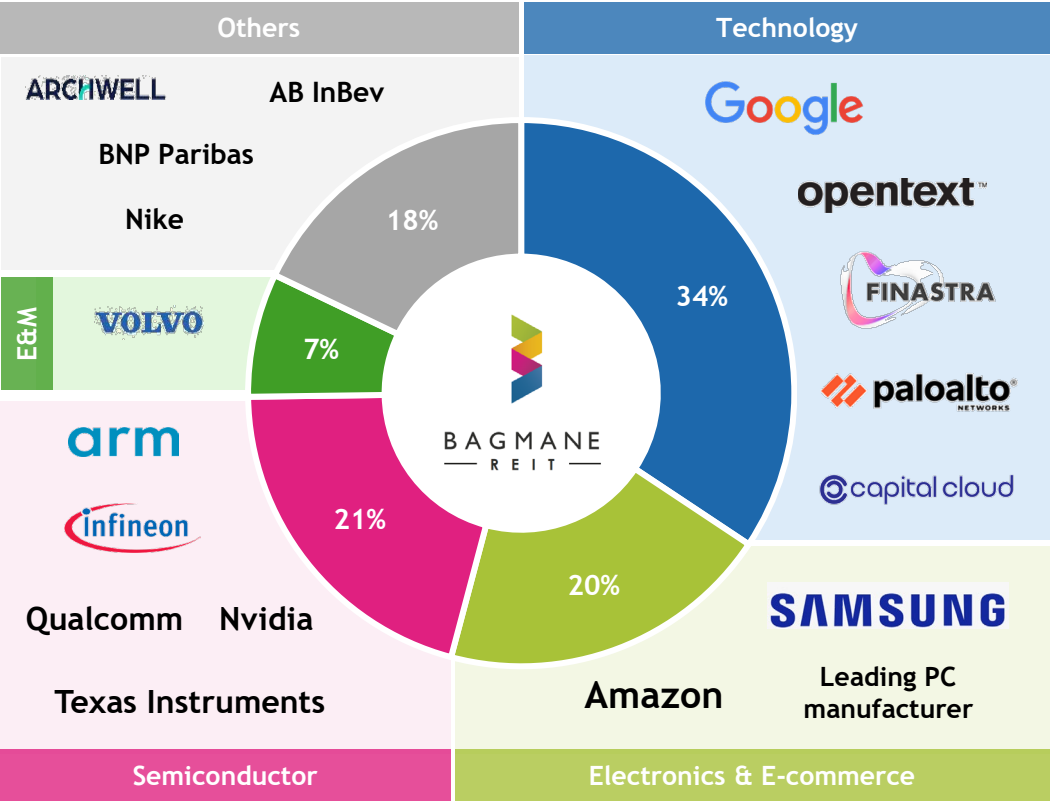
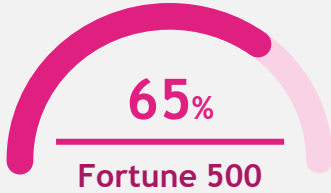
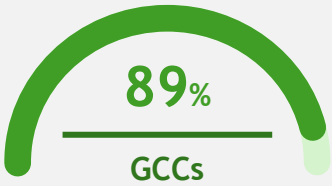
(1) Occupancy for 3.9 msf completed area; 0.5 msf is future development

(2) Occupancy for 1.0 msf completed area; 1.0 msf is u/c; 1.5 msf is future development

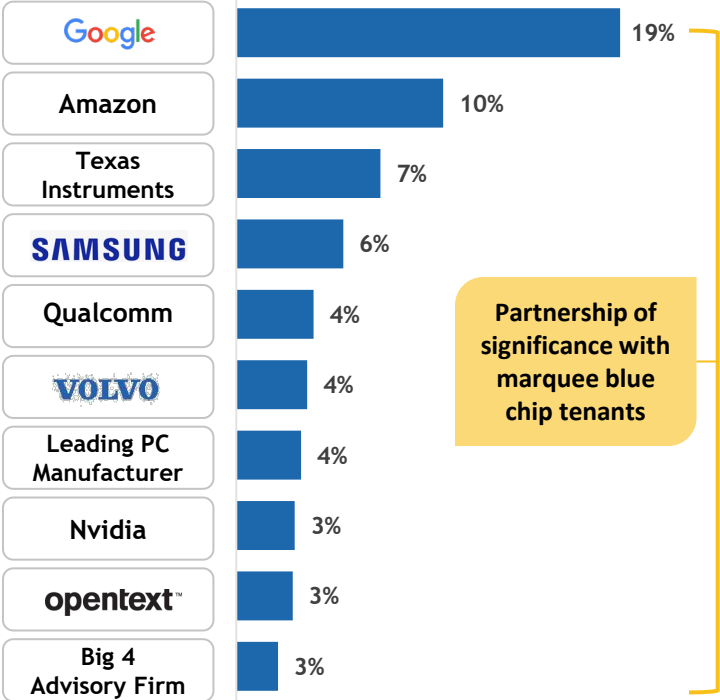
(3) Outside home country (Sweden)

(4) Post completion in FY29

Partner of choice for leading GCCs, foreign MNCs and Fortune 500 companies; backed by tenants involved in or complementing the development of technology and AI innovation



Top 10 Tenants
(%) of Gross Rentals



World-class amenities to promoting live-work-play and enhancing the work environment

Cafeteria



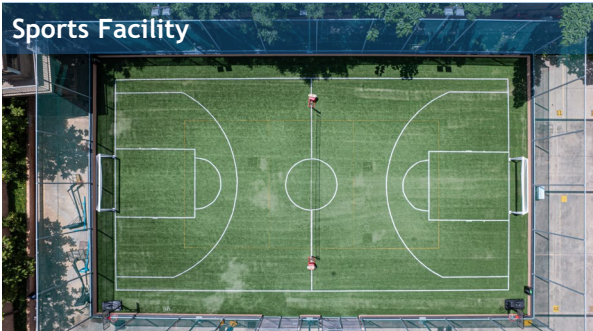
Fine Dine



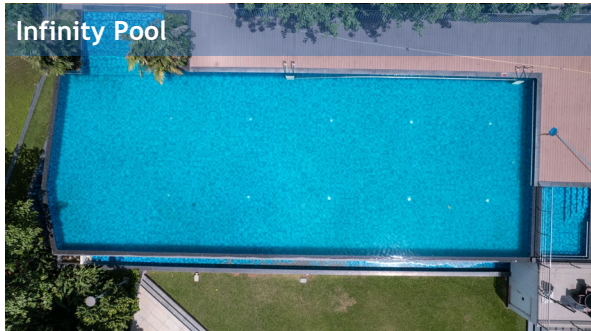
Food Court



Sports Facility



Infinity Pool



Gymnasium



Feeder Shuttle



Amphitheatre



Day Care



Committed to long-term sustainability focus across our operations

Reducing emissions through renewable energy



80%+
Share of renewable
energy⁽¹⁾

91.9 MW (DC)
Solar Power
Operational



72.5 MW (DC)
Solar Power
Under development

89%⁽²⁾ of portfolio assets are LEED certified



5 Star Rating

93/100 score

RE 100

RE100 Member

*One of the first
developers in India*



LEED
Certifications



WELL
Certifications



ISO 9001: 2015
ISO 14001:2015
ISO 45001:2018



5-Star Rating,
Sword of Honour

Other Initiatives



Targeting water positivity through conservation & efficiency



Achieving zero waste through recycling & segregation by 2030



100% renewable energy by 2030



USGBC LEED Platinum rating for our entire portfolio by 2030

(1) Capacity incl. 72.5 MW of Solar energy under development. Expected 80% share of renewable energy on completion of this project

(2) By completed area; additional 6% is applied for recently completed buildings

Strong office development pipeline in SBD City with complementary hospitality offerings in ORR to drive NOI growth

1.0 msf
Under-construction

2.0 msf
Future Development

2
Hospitality assets

607
Keys



Aurora, Bagmane Cosmos Business Park (0.4 msf)



Adding hospitality assets in an underserved ORR market

Largest ROFO Pipeline among listed Office REITs to add further scale and presence in new markets

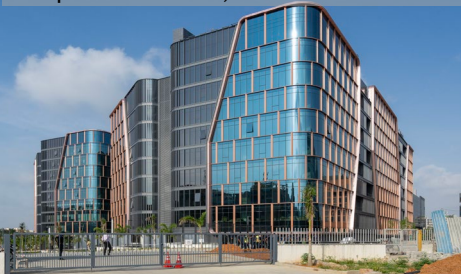
Bagmane Capital Tech Park
Completed- 4.1 msf, U/C- 2.3 msf



Bagmane District 1862
2.3 msf



Bagmane Solarium City
Completed- 3.0 msf, U/C- 1.3 msf



Bagmane Viva Tech Park, Chennai
3.7 msf



Bagmane Sierra Business District
1.1msf u/c



Bagmane Aerowest, Delhi
1.8 msf



3

Number of Cities

47+ msf

Total Area

Asset	Location	Total Leasable Area (msf)*
Bengaluru		
Bagmane Capital Tech Park	ORR	7.0
Bagmane Solarium City	Whitefield	9.0
Bagmane Sierra Business District	North Bengaluru	7.6
Bagmane Encore Business Park	ORR	2.3
Bagmane Capital South	ORR	2.2
Bagmane District 1862	CBD	2.3
Bagmane Spectrum	North Bengaluru	6.3
Bagmane Luminary	Whitefield	4.4
Chennai		
Viva Tech Park	OMR, Chennai	3.7
Bagmane Fintech City	MPR ⁽¹⁾ , Chennai	0.6
Delhi		
Bagmane Aerowest	Dwarka, Delhi	1.8

As of 31 Dec 2025

* Total Leasable Area/ Expected development potential

(1) Mount Poonamallee Road



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Q & A



Resolution 1

To consider, approve and adopt the Audited Financial Statements of Bagmane Prime Office REIT for the period from May 30, 2025 to March 31, 2026, along with the Audit Report thereon.

Resolution 2

To consider, approve and ratify, as applicable, the appointment of S.R. Batliboi & Associates, LLP as the Statutory Auditor of Bagmane Prime Office REIT and their fees payable for the period from May 30, 2025 to March 31, 2026 and for the Financial Years 2026-27 till 2029-30.

Resolution 3

To consider, approve and ratify, as applicable, the appointment of Kzen Valtech Private Limited as the Independent Valuer and Jones Lang Lasalle Property Consultants (India) Private Limited as the Independent Property Consultant Review Services Provider of Bagmane Prime Office REIT and their fees payable for the period from May 30, 2025 to March 31, 2026 and for the Financial Years 2026-27 till 2028-29.



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Thank you

