

May 14, 2026

To,
The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai - 400051.

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400001.

Re: Script Symbol “544758”, Scrip Code BAGMANE

Dear Sir/ Madam,

Subject: Submission of Unitholding Pattern.

Pursuant to the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, the unitholding pattern of Bagmane Prime Office REIT, one day prior to listing is enclosed.

Thanking you,

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

Venkatesh Ranganath P
Company Secretary and Compliance Officer
A37567

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
(A)	Sponsor(s) / Investment Manager / Project Manager(s) and their associates/related parties						
(1)	Indian						
(a)	Individuals / HUF	24,61,742	0.07	24,61,742	100.00	0.00	0.00
(b)	Central/State Govt.	-	0.00	-	0.00	0.00	0.00
(c)	Financial Institutions/Banks	-	0.00	-	0.00	0.00	0.00
(d)	Any Other	-	0.00	-	0.00	0.00	0.00
	Alternative Investment Funds	-	0.00	-	0.00	0.00	0.00
	Bodies Corporates	2,81,30,72,405	82.74	2,81,30,72,405	100.00	0.00	0.00
	Trust	-	0.00	-	0.00	0.00	0.00
	Sub- Total (A) (1)	2,81,55,34,147	82.81	2,81,55,34,147	100.00	0.00	0.00
(2)	Foreign						
(a)	Individuals (Non Resident Indians / Foreign Individuals)	0.00	0.00	0.00	0.00	0.00	0.00
(b)	Foreign government	0.00	0.00	0.00	0.00	0.00	0.00
(c)	Institutions	0.00	0.00	0.00	0.00	0.00	0.00
(d)	Foreign Portfolio Investors	0.00	0.00	0.00	0.00	0.00	0.00
(e)	Any Other (Bodies Corporates)	0.00	0.00	0.00	0.00	0.00	0.00

	Sub- Total (A) (2)	0.00	0.00	0.00	0.00	0.00	0.00
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1)+(A)(2)	2,81,55,34,147	82.81	2,81,55,34,147	100.00	0.00	0.00
(B)	Public Holding						
(1)	Institutions						
(a)	Mutual Funds	5,41,98,424	1.59				
(b)	Financial Institutions/Banks	1,20,66,037	0.35				
(c)	Central/State Govt.	-	0.00				
(d)	Venture Capital Funds	-	0.00				
(e)	Insurance Companies	5,92,34,219	1.74				
(f)	Provident/pension funds	2,65,74,494	0.78				
(g)	Foreign Portfolio Investors	2,29,89,386	0.68				
(h)	Foreign Venture Capital investors	-	0.00				
(i)	Any Other (specify)	-					
	Bodies Corporate	-	0.00				
	Bodies Corporates (Foreign Body)	10,79,65,854	3.18				
	Alternative Investment Fund	9,02,44,282	2.65				
	Sub- Total (B) (1)	37,32,72,696	10.98				
(2)	Non-Institutions						
(a)	Central Government/State Governments(s)/President of India	-	0.00				
(b)	Individuals	11,39,65,453	3.35				
(c)	NBFCs registered with RBI	45,56,125	0.13				

(d)	Any Other (specify)	-	0.00
	Trusts	50,378	0.00
	Non Resident Indians	11,20,734	0.03
	Clearing Members	4,43,792	0.01
	Bodies Corporates	9,10,56,675	2.68
	Foreign National	-	0.00
	Sub- Total (B) (2)	21,11,93,157	6.21
	Total Public Unit holding (B) = (B)(1)+(B)(2)	58,44,65,853	17.19
	Total Units Outstanding (C) = (A) + (B)	3,40,00,00,000	100.00

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

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Company Secretary and Compliance Officer
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BAGMANE REALTY INVESTMENT MANAGER PRIVATE LIMITED (ACTING AS INVESTMENT MANAGER TO BAGMANE PRIME OFFICE REIT) 5th floor, B Block Bagmane Tech Park, 65/2 Bagmane Laurel, C. V. Raman Nagar, Bangalore North, Bangalore- 560093, Karnataka | Tel: +91-80-40329999, Fax: +91-80-40329900 | CIN- U66309KA2024PTC183039 | Email finance@bagmanegroup.com