

BAGMANE
REIT

Q2 FY27
Earnings Update



TABLE OF CONTENTS

Section	Page No.
01. Key Performance Highlights	03
02. Portfolio Overview	12
03. Proven Track Record	19
04. Development Update	22
05. ROFO Assets	25
06. Sustainability	29
07. Industry Overview	32
08. Annexures	38

Bagmane World technology Centre`



01

Key Performance Highlights

Bagmane Constellation Business Park

H1 FY27 HIGHLIGHTS

BAGMANE REIT

A GCC-focused office REIT with 99% committed occupancy

LEASING HIGHLIGHTS – H1 FY27

1.4 msf	0.6 msf	11 %
GROSS LEASING	PRE-LEASING	RE-LEASING SPREAD(1)

FINANCIAL HIGHLIGHTS – H1 FY27

₹ 15.0 Bn	₹ 13.4 Bn	90 %
REVENUE FROM OPERATIONS(2)	NET OPERATING INCOME(2)	NOI MARGIN

DISTRIBUTION HIGHLIGHTS – H1 FY27

₹ 10.4 Bn	₹ 3.05	85 %
DISTRIBUTION	DISTRIBUTION PER UNIT	DIVIDEND COMPONENT

VALUATION HIGHLIGHTS – SEP 2026

₹ 416 Bn	₹ 113.6	4 %
GROSS ASSET VALUE(3)	NAV PER UNIT	LTV

(1) Achieved over 0.8 msf of area
(2) Revenue and NOI for Q1 FY27 are based on unaudited management estimates
(3) GAV excludes 7% of non controlling interest in BRPL

BAGMANE REIT

Robust Operating Performance

1.2 msf	99.0 %	₹7,650 Mn	₹6,844 Mn	₹1.55 p.u
GROSS LEASING	COMMITTED OCCUPANCY	REVENUE FROM OPERATION	NET OPERATING INCOME	DISTRIBUTION (DPU)

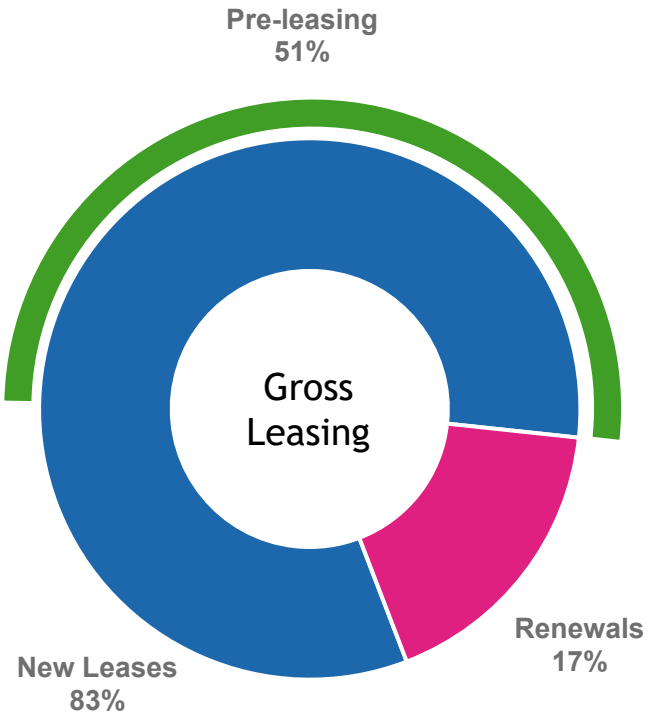
PERFORMANCE	Operational	Committed Occupancy of 99.0% across 16.7 msf completed portfolio (98.7% at Jun'26); In-Place Rent ₹112 psf
	Leasing	1.2 msf Gross Leasing in Q2 FY27 including pre-leasing of 0.6 msf
	Financial	Q2 FY27 - Revenue ₹7,650 Mn | NOI ₹6,844 Mn (NOI Margin 89%)
	Distribution	₹5,270 Mn distribution declared for Q2 FY27 (₹1.55 per unit)
GROWTH & CAPITAL	Development	1.0 msf of office space; 607-key hotels; 72.5 MW (DC) solar under development
	Balance sheet	LTV of 4% — lowest among Indian office REITs; significant debt headroom for acquisition-led growth
OTHER UPDATES	Sustainability	Awarded with Sword of Honour by the British Safety Council for BTP, BWTC, RIO and BCBP

Maintained best in class occupancy | 1.2 msf leased in Q2 FY27 including pre-leasing of 0.6 msf

1.2 msf
Gross Leasing

₹ 166 psf/month
Average Rent Achieved
(2% above market rents)

9%
MTM Achieved
(for 0.5 msf)



96% of Gross Leasing to GCC Tenants

Assets	Tenant	Sector	Area (k sft)
New Leases			**954**
Cosmos	Big Four Consulting Firm	Professional Services	**326**
BTP	Open Text	Technology	**295**
Cosmos	Texas Instruments	Semiconductor	**269**
Cosmos	Fortune 500 Semiconductor Company	Semiconductor	**54**
BTP	Volvo	E&M(1)	**11**
Renewals			**202**
BTP	Leading AI Powered CRM Platform	Technology	**150**
BWTC	Mphasis	Technology	**52**

(1) E&M: Engineering & Manufacturing

BAGMANE REIT

Delivered 89% NOI margin in Q2 FY27

	REVENUE FROM OPERATIONS			NET OPERATING INCOME		
Assets (₹Mn)	H1 FY27[1]	Q2 FY27	Q1 FY27[1]	H1 FY27[1]	Q2 FY27	Q1 FY27[1]
BWTC	3,942	2,113	1,829	3,492	1,865	1,627
BCBP	3,363	1,697	1,666	2,944	1,497	1,447
RIO[2]	790	395	395	692	343	349
LUXOR	1,056	536	520	992	499	493
BTP	4,176	2,097	2,078	3,833	1,918	1,915
COSMOS	1,070	542	528	959	480	479
OFFICE ASSETS	**14,396**	**7,380**	**7,016**	**12,912**	**6,602**	**6,310**
SOLAR	590	270	320	537	242	295
PORTFOLIO	**14,987**	**7,650**	**7,337**	**13,449**	**6,844**	**6,605**

Changes in Revenue and NOI were primarily driven by –

- One-time construction services and commission income of ₹235 Mn and corresponding NOI of ₹168 Mn for Q2 FY27 in BWTC;
- Solar revenue decline on account of seasonality

(1) Revenue and NOI for Q1 FY27 are based on unaudited management estimates
(2) Include 100% of BRPL

BAGMANE REIT

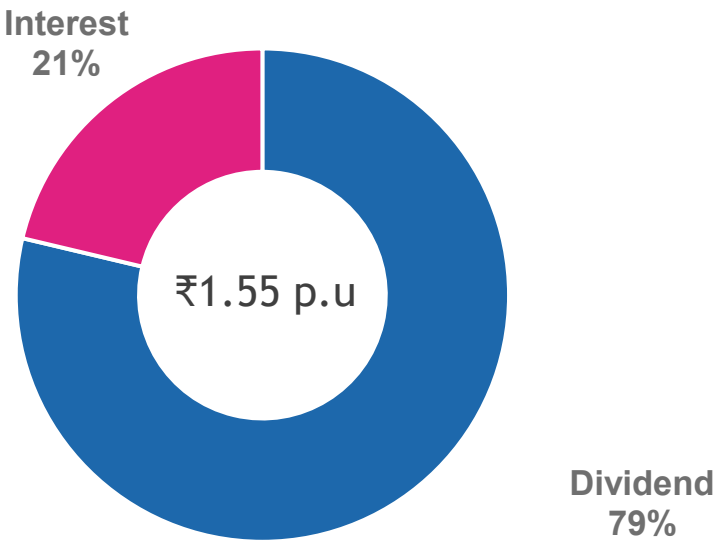
Key financial metrics – Revenue, NOI & NDCF walkdown

Particulars (INR Mn)	Q2 FY27 - quarter ended 30 September 2026
Revenue from Operations	**7,650**
Property Taxes & Insurance	(153)
Other Direct Operating Expenses	(653)
Net Operating Income (NOI)	**6,844**
Property Management Fees	(221)
Net Other Income (Expenses)	9
EBITDA	**6,632**
Cash Taxes (Net of Refunds)	(1,510)
Working Capital changes and other adjustments	597
Cashflow from Operations	**5,718**
Other Income	58
Finance Cost, as per the profit and loss account (excluding interest to REIT)	(213)
NDCF (Holdco/SPV Level)	**5,563**
Proceeds to shareholders other than Bagmane REIT	(22)
NDCF (Holdo/SPV Level) for REIT	**5,542**
Distributions from Holdco/SPV to REIT	**5,508**
Finance Cost at REIT level, as per the profit and loss account	(186)
Other Inflows / (Outflows) at REIT Level	(8)
NDCF (REIT Level)	**5,313**
Distribution to Unitholders	**5,270**

(1) Distribution to Other Shareholder represents dividend given for 7% Non-Controlling Interest in BRPL

BAGMANE REIT

First Full Quarter Distribution of ₹1.55 per unit for Q2 FY27| Most Tax efficient with highest dividend component



DISTRIBUTION AMOUNT

₹5,270 Mn

UNITS OUTSTANDING

3,400 Mn

DISTRIBUTION PER UNIT

₹1.55

Key Dates

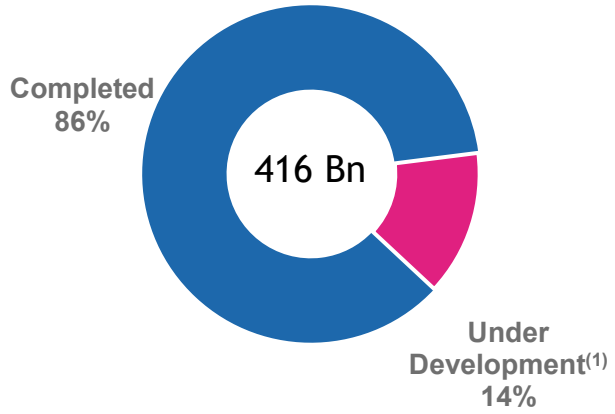
November 02, 2026	November 05, 2026	On or before November 13, 2026
Declaration Date	Record Date	Payment Date

Portfolio NAV per unit stands at 113.6

Particulars	Amount (INR Mn)
(A) Total Assets	433,252
(B) Total Liabilities	(45,777)
(C) Net Assets / (Liabilities)	**387,474**
(D) Less: Non-Controlling interest	(1,217)
(E) Net assets attributable to unit holders	**386,257**
(F) Number of Units (Mn)	3,400
(G) NAV per Unit (E) / (F) (in Rs.)	**113.6**

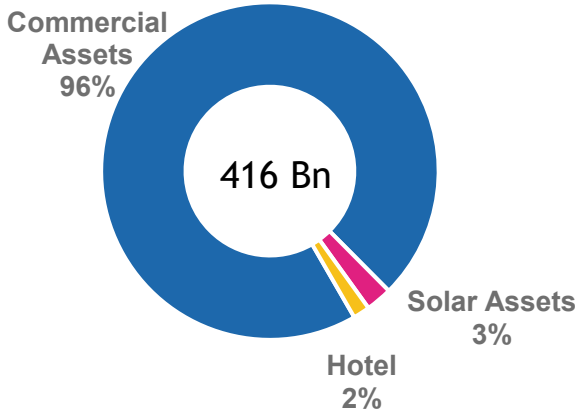
Market Value

Break-up basis status



Market Value

Break-up basis segment

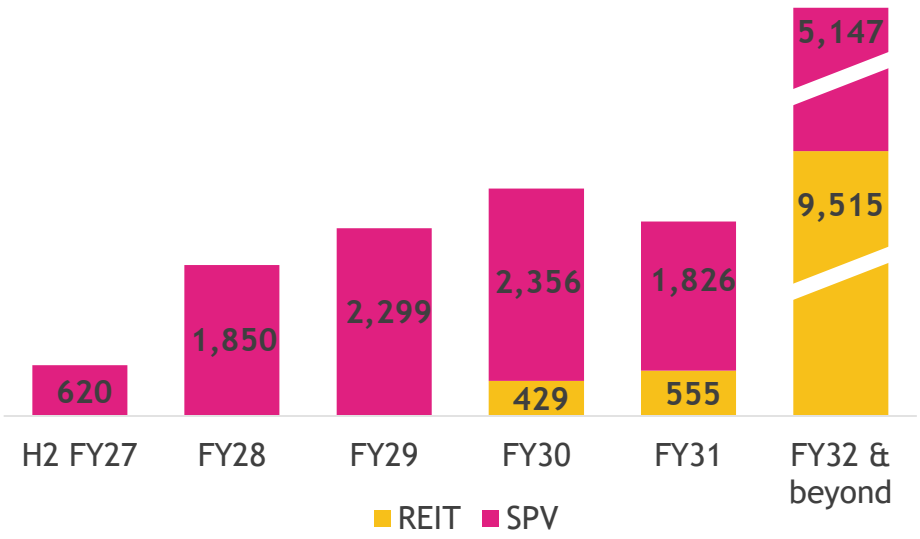


Valuation undertaken by an independent valuer, KZen Valtech Private Limited as of Sep 30, 2026
(1) Under development includes under construction as well as future development

Lowest leverage among Indian REITs with significant debt headroom for growth

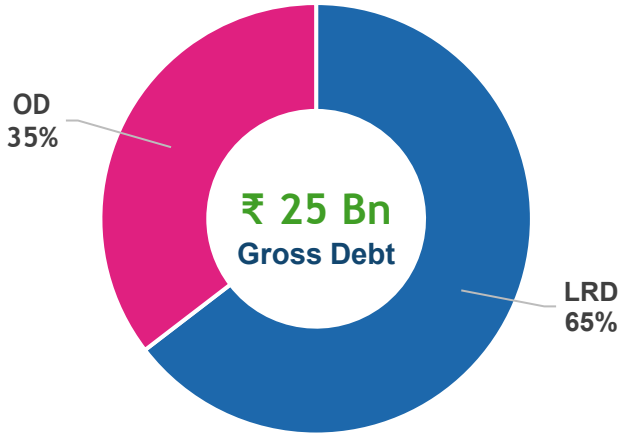
₹25 Bn	₹17 Bn	4%	7.4%	AAA	₹180+ Bn
Gross Debt	Net Debt	LTV(1)	Avg. Cost of debt(2)	Credit Rating(3)	Debt headroom

Debt Maturity Profile (₹ Mn)



Repayment	3%	8%	9%	11%	10%	60%

Composition of Debt



Debt Mix

Gross Debt	Amount	Mix
Debt at REIT Level	₹ 11 Bn	43%
Debt at SPV Level	₹ 14 Bn	57%
Undrawn Committed Facilities	₹ 8 Bn	

100% of Borrowings are at floating interest rates

(1) Computed as net debt over GAV
(2) p.a.p.m basis
(3) Issuer Rating assigned by ICRA Limited and CARE Ratings Limited



02

Portfolio Overview

Bagmane World Technology Centre

BAGMANE REIT

A pure-play Bengaluru portfolio with embedded growth: 18% MTM upside and 47.2 msf ROFO runway

20.3msf
TOTAL AREA

LEASABLE AREA - 19.7 msf across 6 premium parks



16.7 Completed • 1.0 - U/C • 2.0 Future Development

SOLAR ASSETS - 164.4 MW (DC) across 4 solar parks(1)

HOTEL KEYS (U/C) – 607

99.0 %	18 %	47.2 msf
COMMITTED OCCUPANCY(2)	MTM POTENTIAL	ROFO PIPELINE(3)
93 %	112 psf	6.1 Years
GCC	IN PLACE RENT	WALE
1.2 msf	0.6 msf	₹ 6,844 Mn
GROSS LEASING (Q2 FY27)	PRE LEASING (Q2 FY27)	NOI (Q2 FY27)
₹ 416 Bn	₹ 113.6	4 %
GROSS ASSET VALUE	NAV per unit	LTV

(1) 164.4 MW (DC) Solar Portfolio, comprising 91.9 MW (DC) operational capacity and 72.5 MW (DC) under development
(2) Committed Occupancy for SEZ Portfolio stands at 96.5%
(3) ROFO pipeline of 47.2 msf includes assets in Bengaluru, Delhi and Chennai

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

BAGMANE REIT

Bagmane World Technology Centre
4.6 msf | 96.4% 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 most valuable companies(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 Sep 30, 2026

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

BAGMANE REIT

Bagmane Tech Park
4.4 msf | 100% Committed Occ.(1)

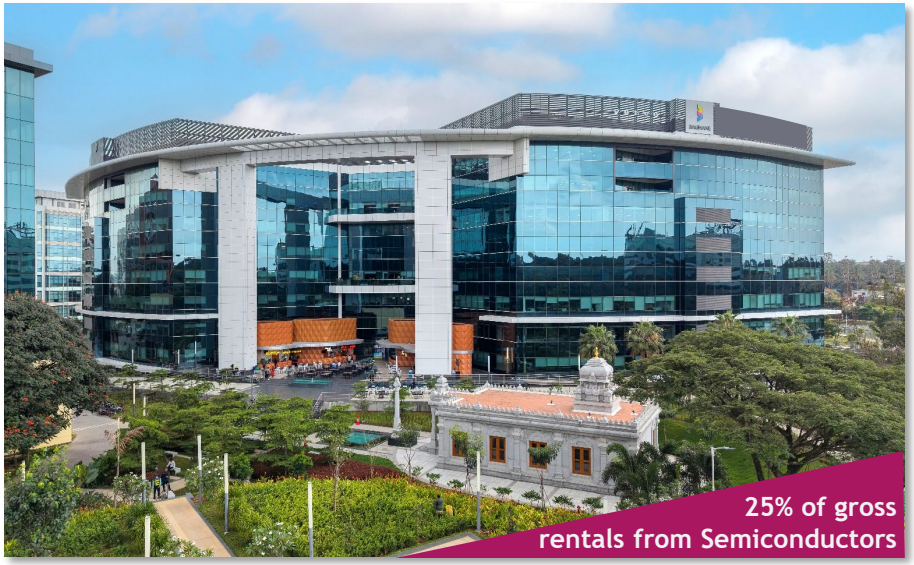


Volvo's largest R&D centre(3)

Bagmane Cosmos
3.6 msf | 100% Committed Occ.(2)



Largest centre of Texas Instruments in India



25% of gross rentals from Semiconductors

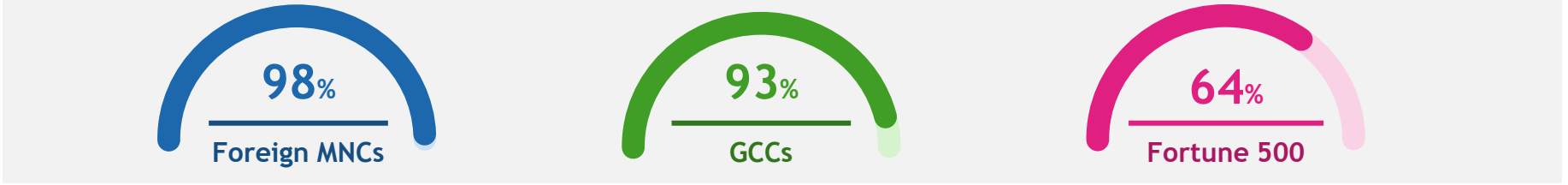


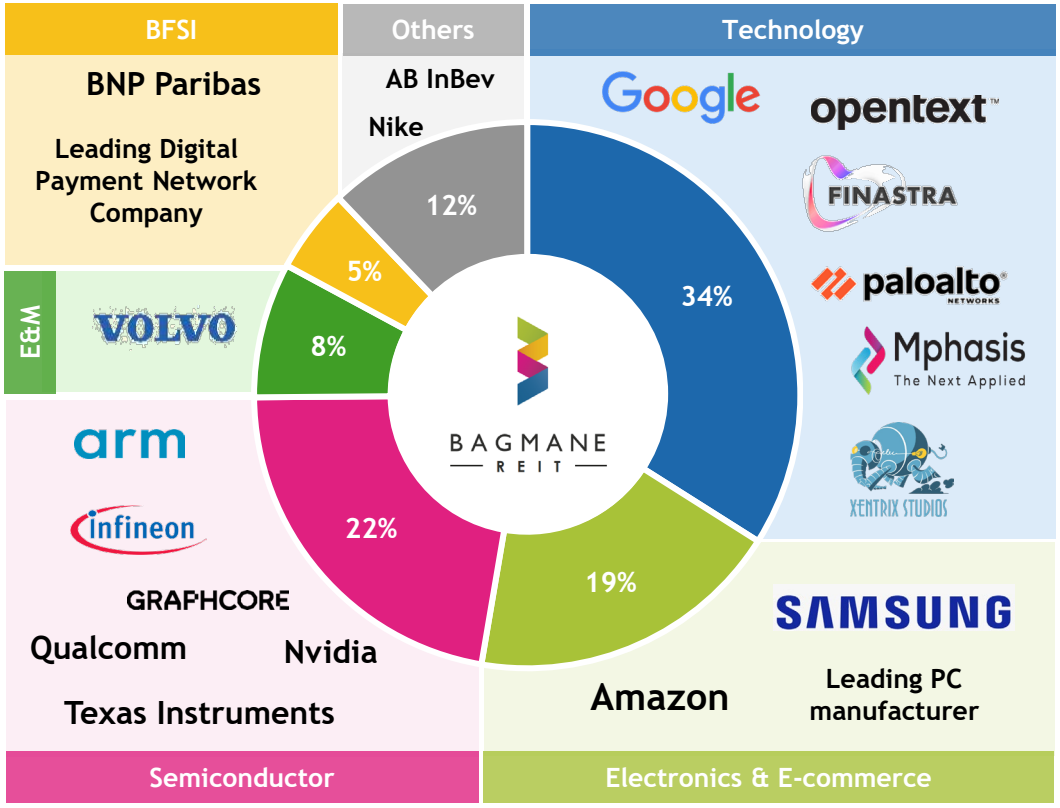
Largest new development in SBD City(4)

(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

BAGMANE REIT

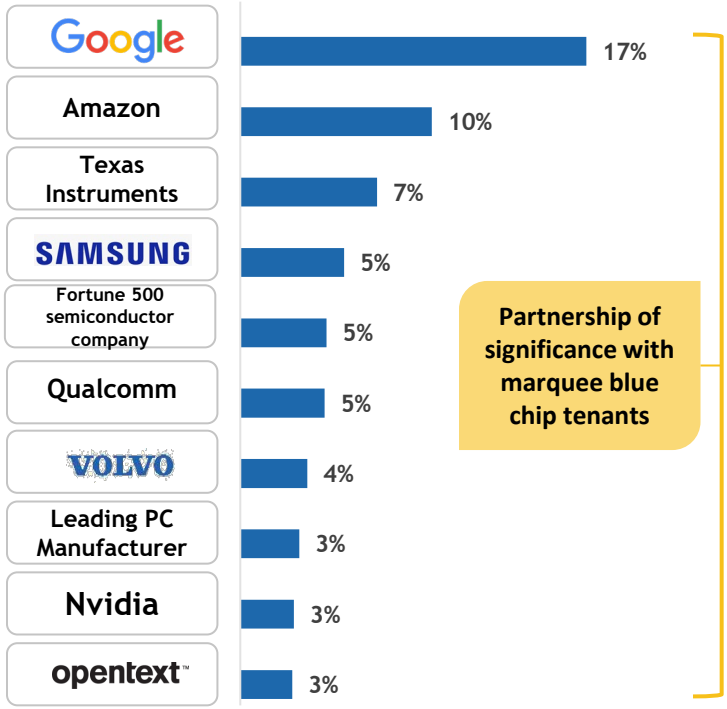
Partner of choice for leading GCCs, foreign MNCs and Fortune 500 companies; backed by tenants involved in or complementing the development of technology and AI innovation





Top 10 Tenants

(%) of Gross Contracted Rentals



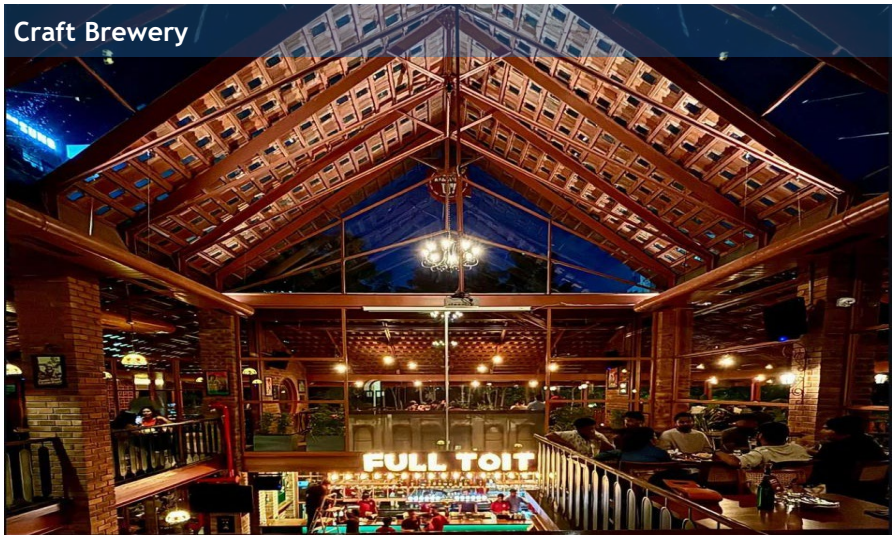
BAGMANE REIT

World-class amenities promoting live-work-play – F&B

Cafeteria



Craft Brewery



Cafeteria

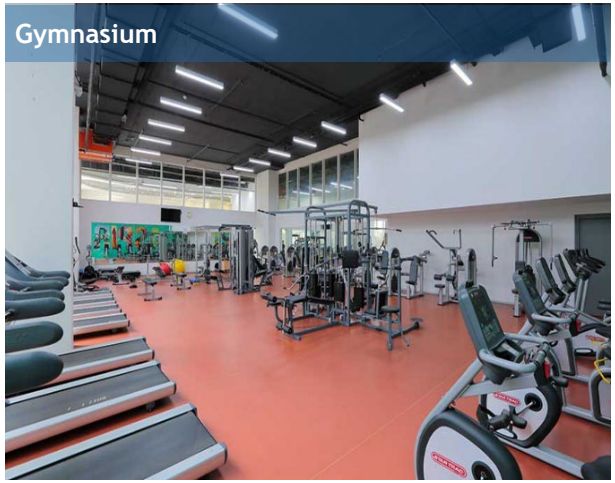


Cafeteria

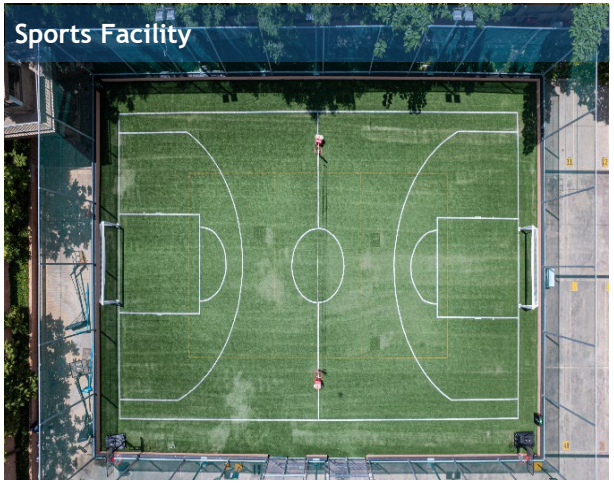


World-class amenities promoting live-work-play – Amenities

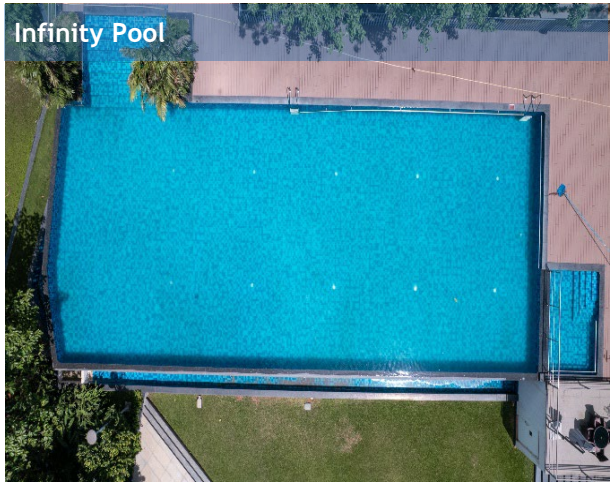
Gymnasium



Sports Facility



Infinity Pool



Feeder Shuttle



Day Care



Amphitheatre





03

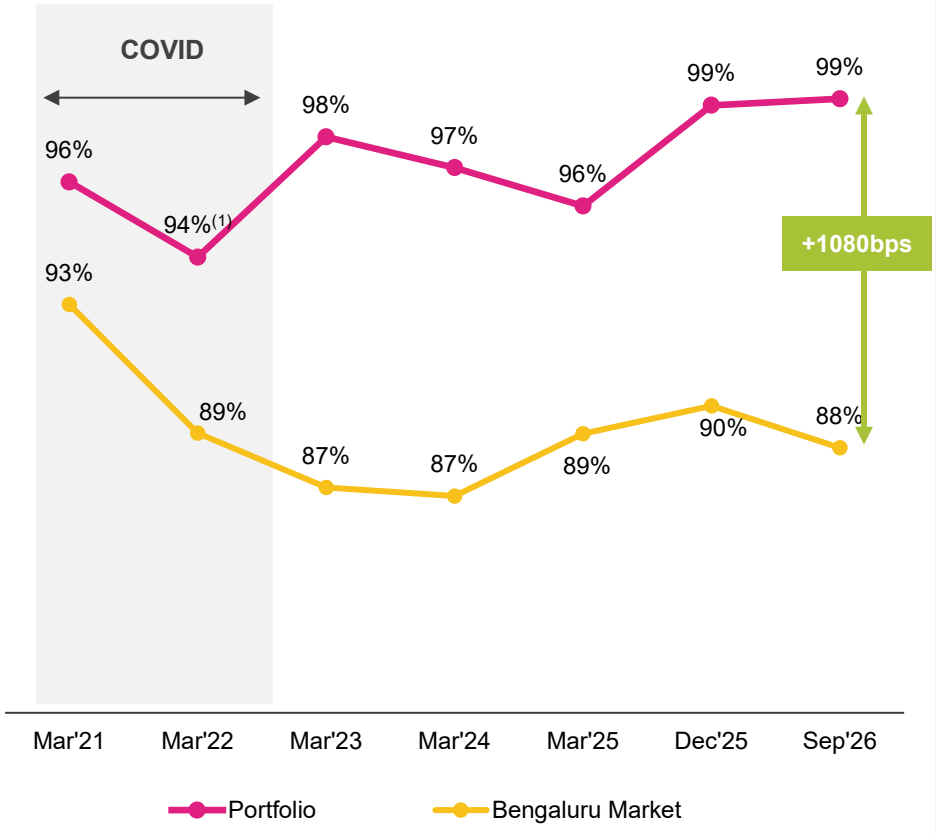
Proven Track Record

Bagmane Cosmos Business Park

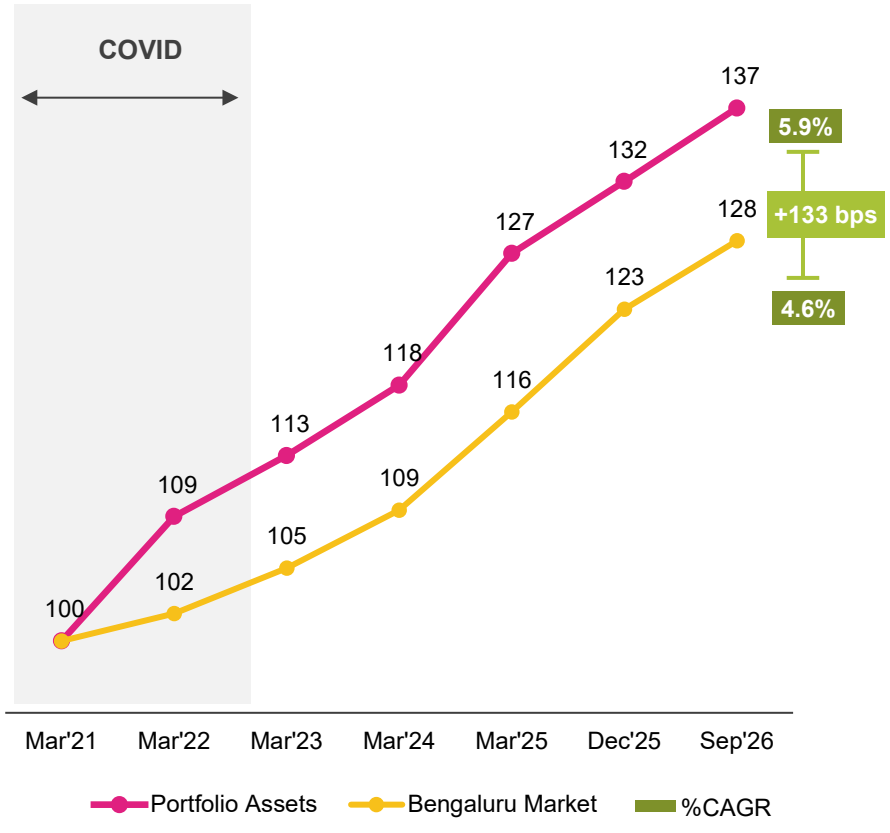
BAGMANE REIT

Consistently maintained over 94% committed occupancy since Mar'21 with sustained 5.9% rental CAGR

Committed Occupancy
(%)



In-place Rents
(Rebased to Mar'21)



Source: Bengaluru Market data from JLL
(1) Committed Occupancy of 97% excluding 0.7msf which was completed in Dec'21 and subsequently leased in Oct'22

BAGMANE REIT

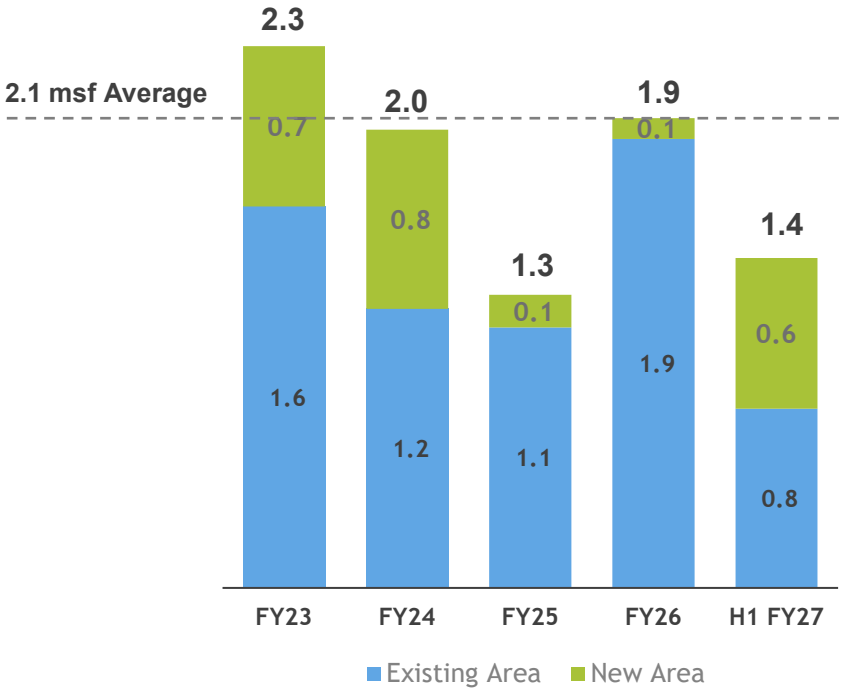
Superior portfolio quality driving tenant retention with high re-leasing MTM

Gross Leasing

(msf)

15% | Average Re-leasing Spread[1] (FY23-H1 FY27)

91% | Leased to existing tenants (FY23-H1 FY27)

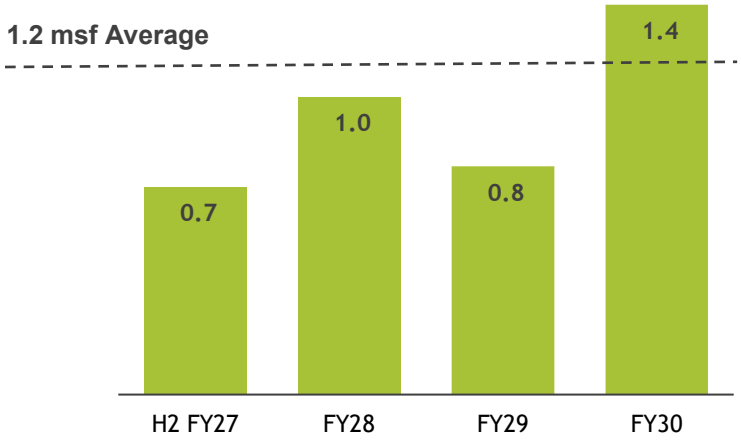


Area and rentals[1] expiry

(msf)

18% | Avg. Future MTM

26% | Gross Contracted Rentals Expiring till FY30



Gross Rentals Expiring (%)	6%	8%	5%	8%
MTM (%)	10%	27%	19%	17%

(1) Includes car park rents



04

Development Update

Bagmane Constellation Business Park

BAGMANE REIT

Strong SBD City demand to drive NOI growth: 60% area pre-leased

1.0 msf	2.0 msf	0.6 msf
Under Development	Future Development	Pre-leased





Cosmos - Ceres

Q3 FY27	54 %	₹ 0.9 Bn
Expected Completion Date	Pre-leased	Balance Cost

Finishes underway





Cosmos - Aurora

Q4 FY27	63 %	₹ 1.4 Bn
Expected Completion Date	Pre-leased	Balance Cost

Façade work commenced for lower floors

Balance Cost to be Incurred as of Sept 30, 2026. Pending cost for recently completed developments stands at ₹0.8 Bn

BAGMANE REIT

Hospitality and Renewable Energy developments to support the Office Portfolio and drive NOI growth





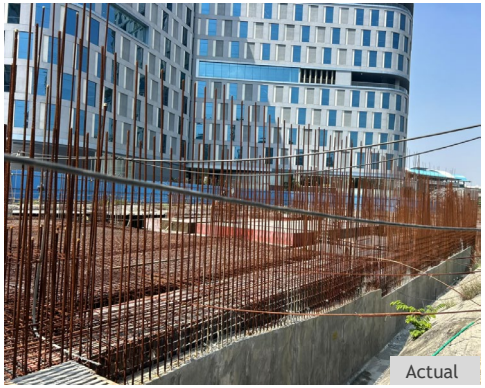
Solar – Chitradurga(1)

72.5 MW (DC)
Capacity

₹0.7 Bn
Balance Cost(3)

Project commissioning underway





Hospitality(2)

607 keys
Total room inventory

₹8.2 Bn
Balance Cost (3)

All 3 basements completed;
Lower Ground Floor in progress.

(1) Estimated Completion by Q3 FY27
(2) Estimated Completion by FY29
(3) Balance cost to be incurred is as of Sept 30, 2026

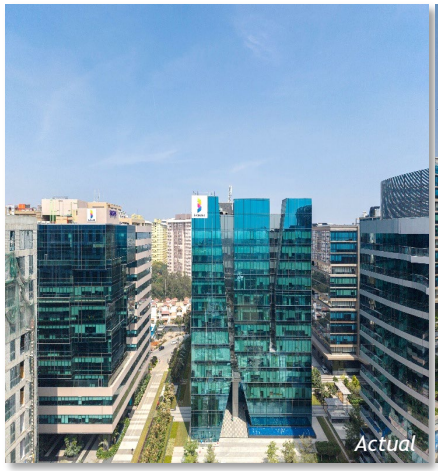


05

ROFO Assets

Bagmane Capital Tech Park

Largest ROFO Pipeline among listed Office REITs - 47+ msf





ORR

Bagmane Capital Tech Park

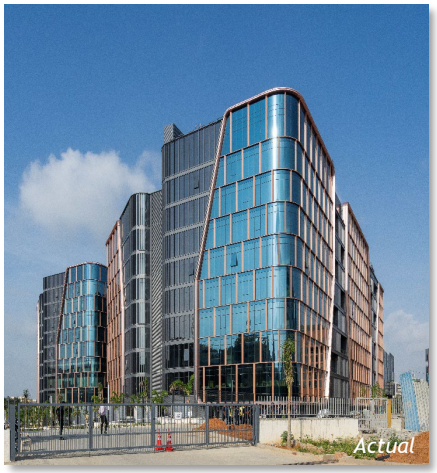
7.1 msf

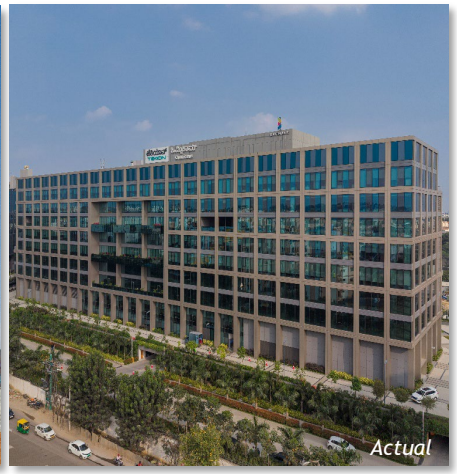
Total leasable area

Development split

msf

5.0	2.1	0.0
Completed	Under development	Future development





Whitefield

Bagmane Solarium City

9.0 msf

Total leasable area

Development split

msf

3.2	1.3	4.5
Completed	Under development	Future development

Largest ROFO Pipeline among listed Office REITs - 47+ msf



ORR

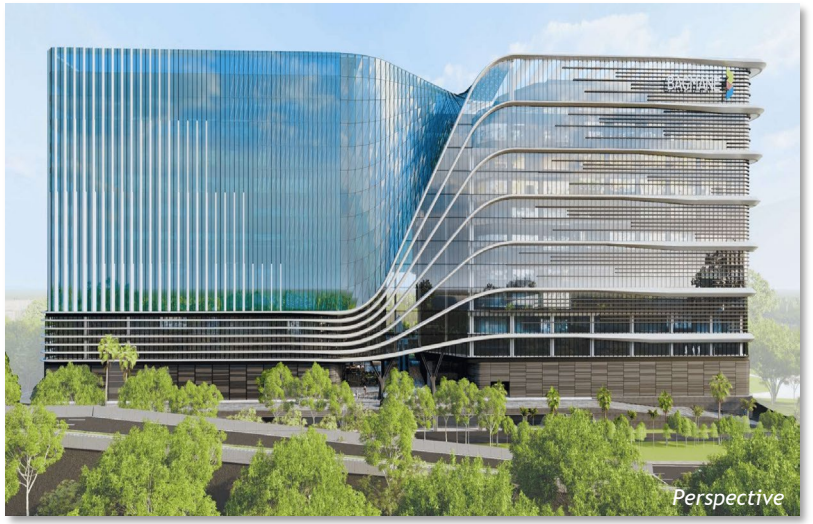
Bagmane Capital South

2.2 msf

Total leasable area

Development split — msf

0.0	2.2	0.0
Completed	Under development	Future development



North Bengaluru

Bagmane Sierra Business District

7.6 msf

Total leasable area

Development split — msf

0.0	1.1	6.5
Completed	Under development	Future development

BAGMANE REIT

Largest ROFO Pipeline among listed Office REITs - 47+ msf

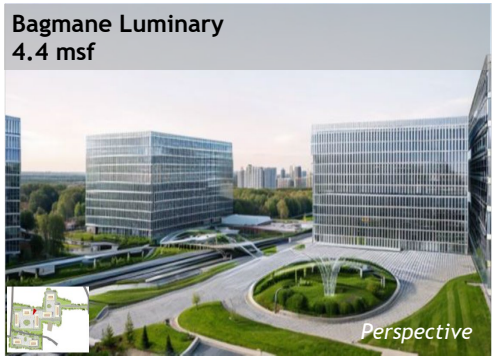
Bagmane Encore Business Park
2.3 msf



Bagmane District 1862
2.3 msf



Bagmane Luminary
4.4 msf



Bagmane Viva Tech Park, Chennai
3.7 msf



Bagmane Fintech City, Chennai
0.6 msf



3
Number of Cities

47+ msf
Total Area

Bagmane Aerowest, Delhi
1.8 msf



Asset	Location	Total Leasable Area (msf)
Bengaluru		
Bagmane Encore Business Park	ORR	2.3
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

(1) Mount Poonamallee Road



06

Sustainability

Bagmane Tech Park

BAGMANE REIT

Committed to long-term sustainability 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

92%(2) of completed area is LEED certified

GRESB
5 Star Rating
93/100 score

Confederation of Indian Industry
National EHS Excellence – Silver
EHS Practices

RE 100
RE100 Member
100% renewable energy target by 2030

USGBC LEED Gold, USGBC Leed Platinum

WELL Certifications

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

4 Sword of Honour Awards

Global Standard & Certifications

Environmental, Quality & Safety Systems

ISO Standards
Environment, Quality, Occupational Health & Safety

5S Certification
Occupational health & safety

Sustainable Buildings & Well-Being

USGBC LEED Platinum
Green building certification

USGBC LEED Gold
Green building certification

WELL & WELL V2
Health & wellbeing standard

Performance Benchmarks

GRESB
Global real estate benchmark

British Safety Council 5-Star
Safety audit rating

CDP
Transparent climate disclosure

Climate & Energy Commitments

RE100
Climate Group renewable initiative

SBTi
Net-zero Target validated

(1) Capacity incl. 72.5 MW (DC) of Solar energy (est. to complete in Q3 FY27)
(2) By completed area; additional 3% is applied for recently completed buildings

BAGMANE REIT

Creating shared value in the communities we serve





RampMyCity
Initiative for making disabled-friendly public spaces



Amba for Life
Economic empowerment to the intellectually disabled



JITO Foundation
Coaching and mentoring youth for careers in Civil Services



Janaseva Vidya Kendra
Systemic Education inclusivity & Rural upliftment

07

Industry Overview



Bagmane World Technology Centre

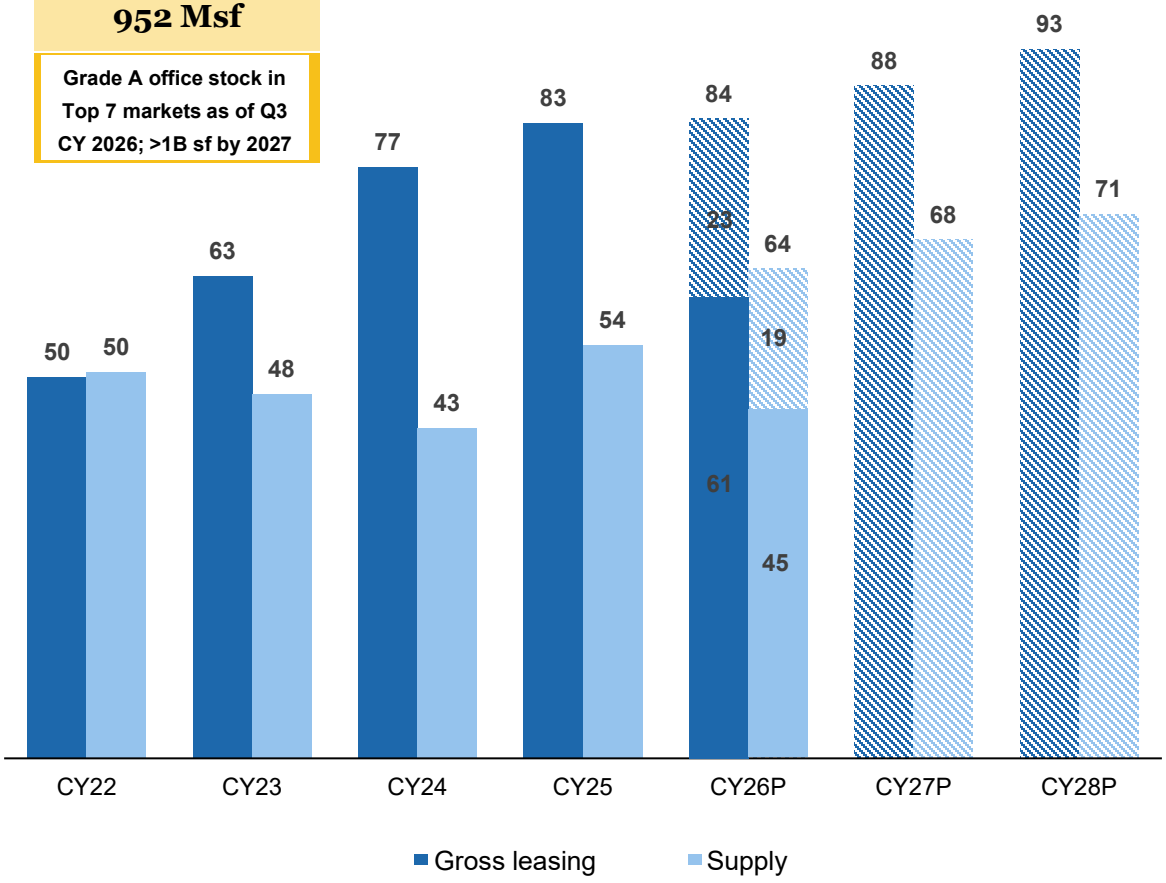
BAGMANE REIT

Robust demand for India's Grade-A office stock continues to outpace supply

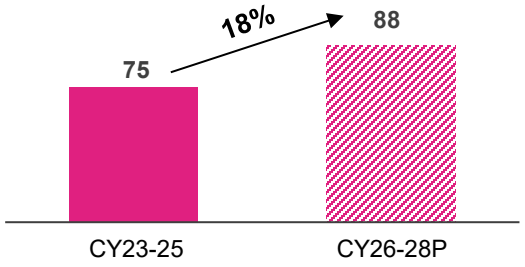
Gross leasing and Supply
(msf)

952 Msf

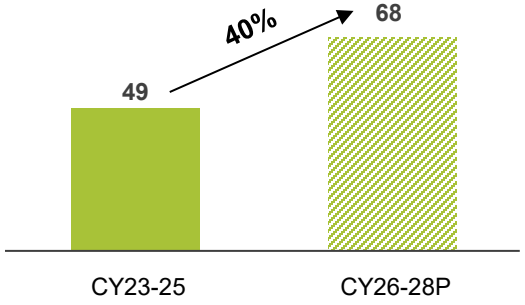
Grade A office stock in Top 7 markets as of Q3 CY 2026; >1B sf by 2027



Avg. Gross Leasing
(msf)



Avg. Supply
(msf)

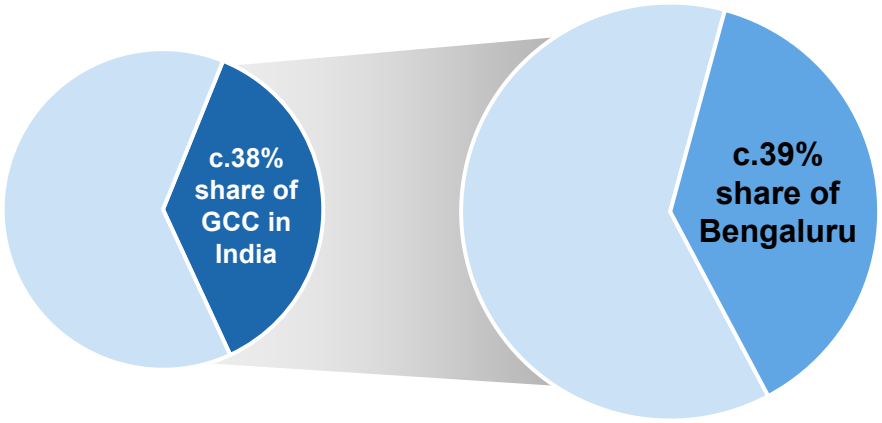


Source: JLL

BAGMANE REIT

India's strong demographic profile and cost advantage has aided sustained growth of GCCs

Bengaluru dominating GCC absorption in India
(% share)

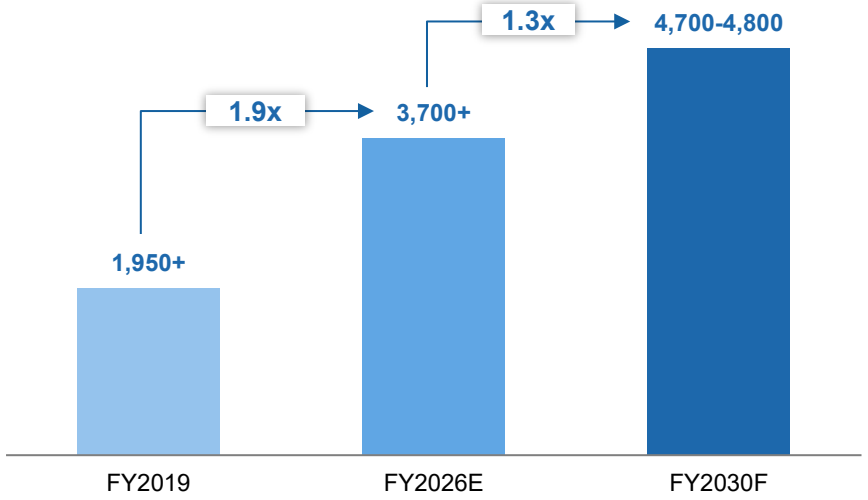


368 MSF
Gross leasing in India
(2021-Q3 2026)

140 MSF
GCC leasing in India
(2021-Q3 2026)

In 9M 2026, GCCs contributed to c.43 % of Gross Leasing in India

GCC expected to be the growth driver in India
(# GCC units)



2.7 Mn
GCC headcount in FY30F
(2x of 2019)

~330+ msf
Grade A office space occupied by GCCs by 2030F

India's GCC story still has a long runway ahead with ~65% of Fortune 500 companies yet to establish their GCCs in India(1)

Source: NASSCOM GCC Industry Brief May 2026, JLL
(1) Excluding those headquartered in India

BAGMANE REIT

India's largest and best performing office market

26 %
Share in India office stock(1)

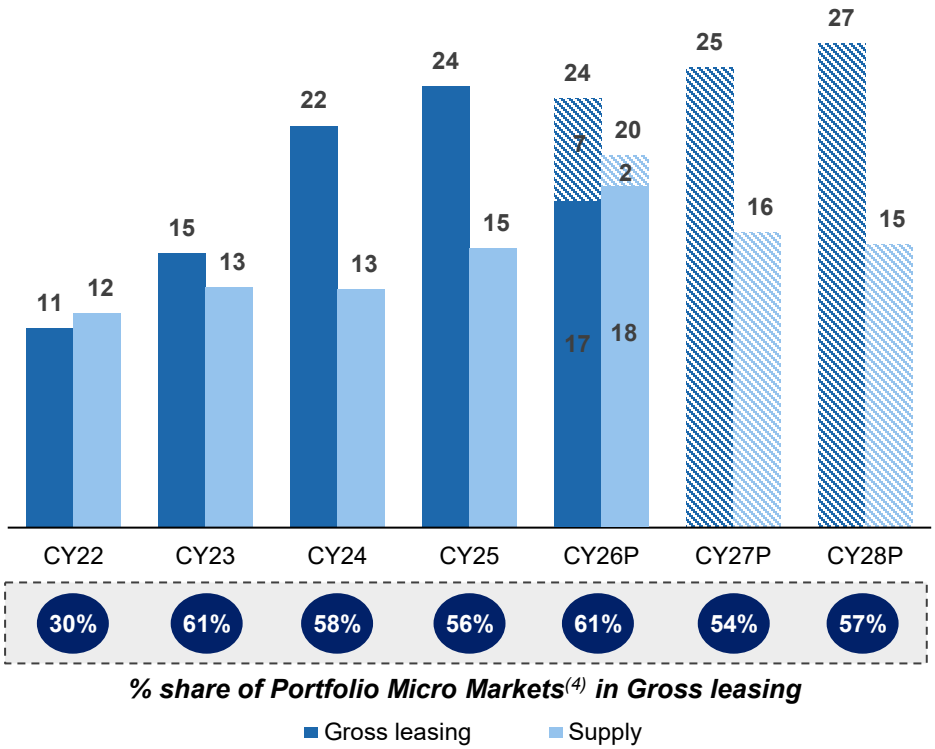
28 %
Highest avg net absorption(2)

~39 %
Avg share of GCC leasing(3)

~12 %
Vacancy – Sept 30, 2026 vs 15% India vacancy

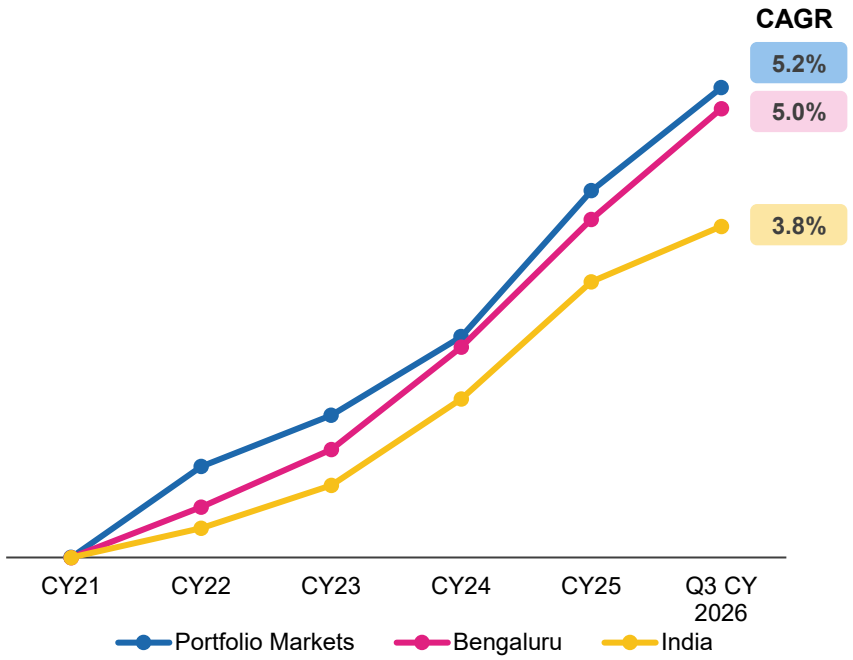
Strong momentum: Gross leasing and supply

(msf)



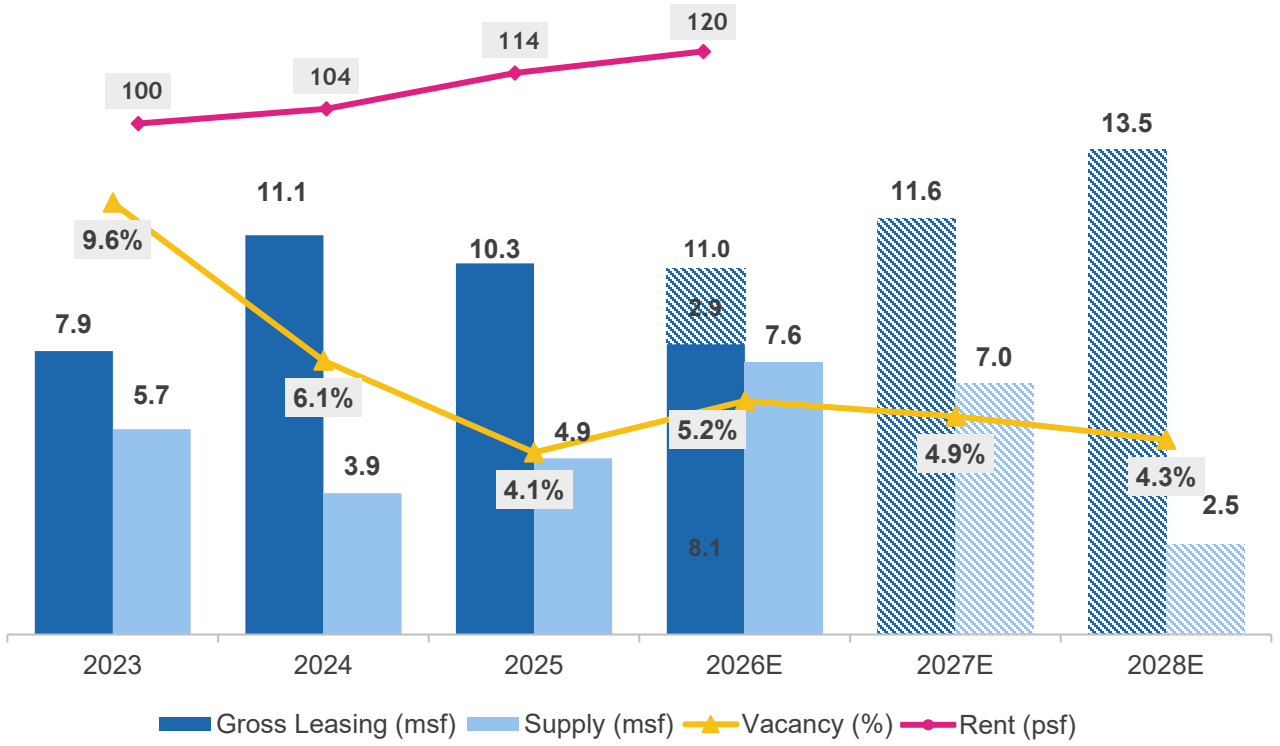
Rental Growth

(₹ psf)



Source: JLL
(1) As at September 30, 2026
(2) Among the top 7 cities for the period CY2021-Q3 CY2026
(3) For the period CY2021-Q3 CY2026
(4) ORR and SBD City

MICRO MARKET – OUTER RING ROAD

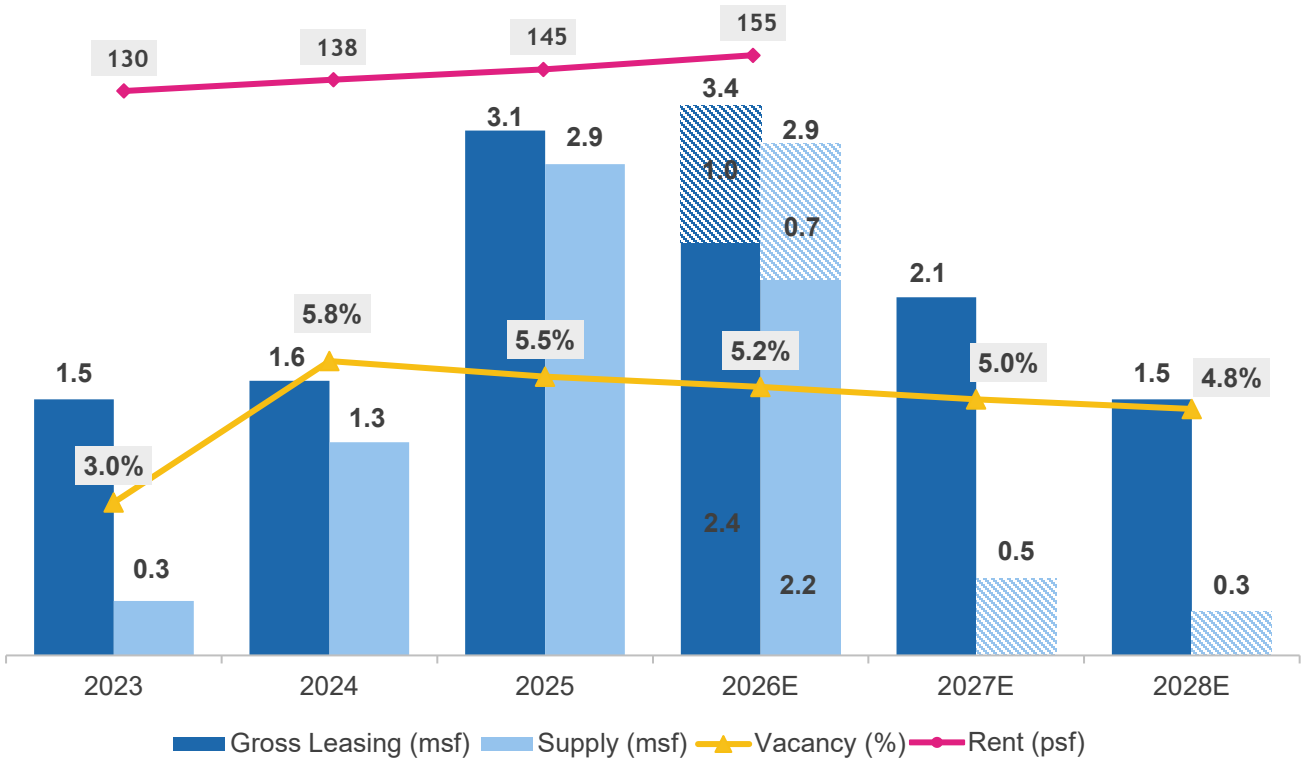


Sustained gross leasing across India's largest micro market underpins its rental growth story

- Vacancy has steadily reduced from a 9.6% peak in 2023, and further estimated to remain below 5% till 2028
- Gross leasing has consistently outpaced supply over last 3 years, reflecting deep & sustained demand in the micro-market
- Restricted supply in the coming years expected to keep the market favourable for asset owners
- Rents have risen steadily from ₹100 to ₹120 psf pm (2023–2026E), a ~6.1% CAGR, supported by consistently tight vacancy

Source: JLL

MICRO MARKET – SECONDARY BUSINESS DISTRICT (CITY)



Strong absorption and restricted supply keep SBD City firmly landlord-favourable

- Gross leasing has kept pace with new supply since 2025, lead by broad based occupier expansion across micro-market
- Vacancy has steadily reduced from a 5.8% peak in 2024, and further estimated to remain below 5% till 2028
- Supply pipeline moderates sharply post-2026 to just 0.5–0.3 msf p.a. (2027E–2028E), reducing near-term supply risk
- Rents have firmed steadily from ₹130 to ₹155 psf (2023–2026E), supporting healthy rental growth and income upside

Source: JLL



08

Annexure

Bagmane World Technology Centre

PORTFOLIO SNAPSHOT

BAGMANE REIT

Asset	Leasable Area (msf)	Completed Area (msf)	U/C Area (msf)	Future Development Area (msf)	Occupancy	Committed Occupancy	In-place rent (psf)	Market Rent (psf)	Market Value - Completed (INR Mn)	Market Value – Under Development[1] (INR Mn)	Market Value – Total (INR Mn)
Commercial Offices											
BWTC	4.6	4.6	-	-	96.4%	96.4%	95	108	82,846	-	82,846
BCBP	5.0	5.0	-	-	100.0%	100.0%	95	110	93,320	-	93,320
RIO[2]	1.1	1.1	-	-	100.0%	100.0%	98	120	22,010	-	22,010
Luxor	1.0	1.0	-	-	100.0%	100.0%	110	115	20,941	-	20,941
BTP	4.4	3.9	-	0.5	100.0%	100.0%	148	155	1,07,051	5,303	1,12,354
COSMOS	3.6	1.0	1.0	1.5	100.0%	100.0%	145	157	72,180	41,736	68,916
Sub-Total Office Assets	**19.7**	**16.7**	**1.0**	**2.0**	**99.0%**	**99.0%**	**112**	**124**	**3,53,348**	**47,039**	**4,00,386**
Other assets											
Luxury Hotel			207 keys							2,590	2,590
Upscale Hotel			400 keys							4,051	4,051
Solar (MW) DC		91.9	72.5						6,134	4,319	10,453
Portfolio Total									**3,59,482**	**58,000**	**4,17,481**

BWTC – Bagmane World Technology Centre, ORR ; BCBP - Bagmane Constellation Business Park, ORR; RIO – Bagmane Rio Business Park, ORR; Luxor – Luxor @ Bagmane Capital Tech Park, ORR; BTP – Bagmane Tech Park, SBD City; COSMOS – Bagmane Cosmos Business Park, SBD City; Luxury Hotel – Luxury Hotel at Bagmane World Technology Centre; Upscale Hotel – Upscale Hotel at Bagmane World Technology Centre

(1) Including future development
(2) Value accounts for 100% of Rio's market value, REIT Holds 93%.

BAGMANE REIT

High quality and diversified investor base

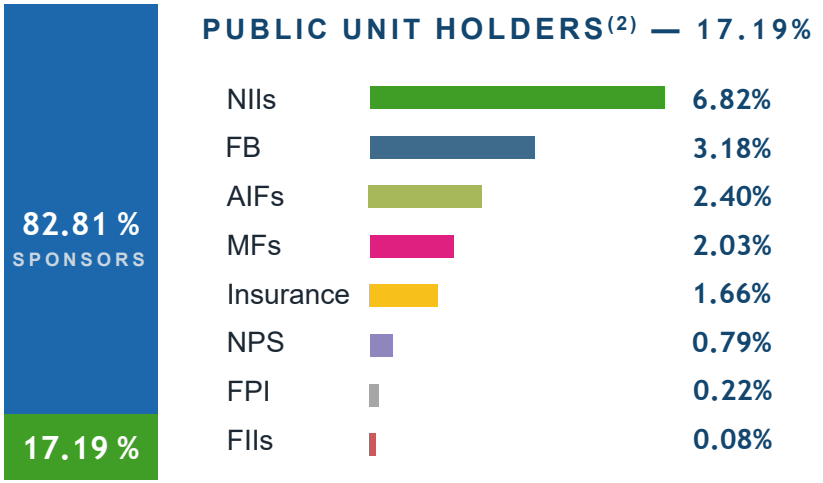
Use of Proceeds(1)

Fresh Issue: 23,900 Mn

Items	As per FOD (₹Mn)	Achieved (₹Mn)
Gross Fresh Issue Proceeds	23,900	23,900
Less: Offer Expenses (Fresh Issue portion)	(783)	(172)
Offer Expenses yet to be spent	-	(661)
Net Proceeds	**23,117**	**23,117**
Part-funding acquisition of Luxor	(14,200)	(14,200)
Part-funding acquisition of 93.00% equity of BRPL	(8,200)	(8,200)
General Corporate Purpose (GCP)	(717)	(600)
GCP yet to be spent	-	(117)

Unit holding Pattern

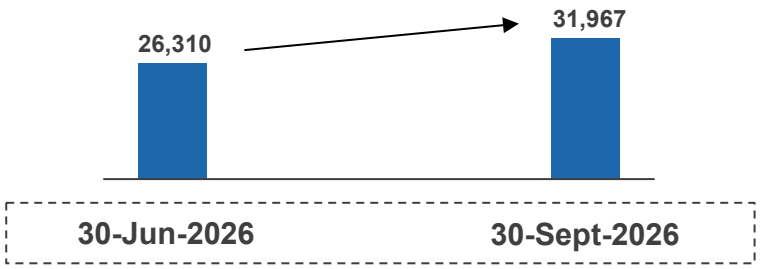
(As of September 30, 2026)



Key Public Unitholders(1)

- Blackstone
- UTI MF
- Jhunjhunwala Family
- SBI Pension Fund
- Axis Max Life
- 360 ONE
- WhiteOak Capital AMC
- Neo Group
- Edelweiss MF
- SBI Life Insurance

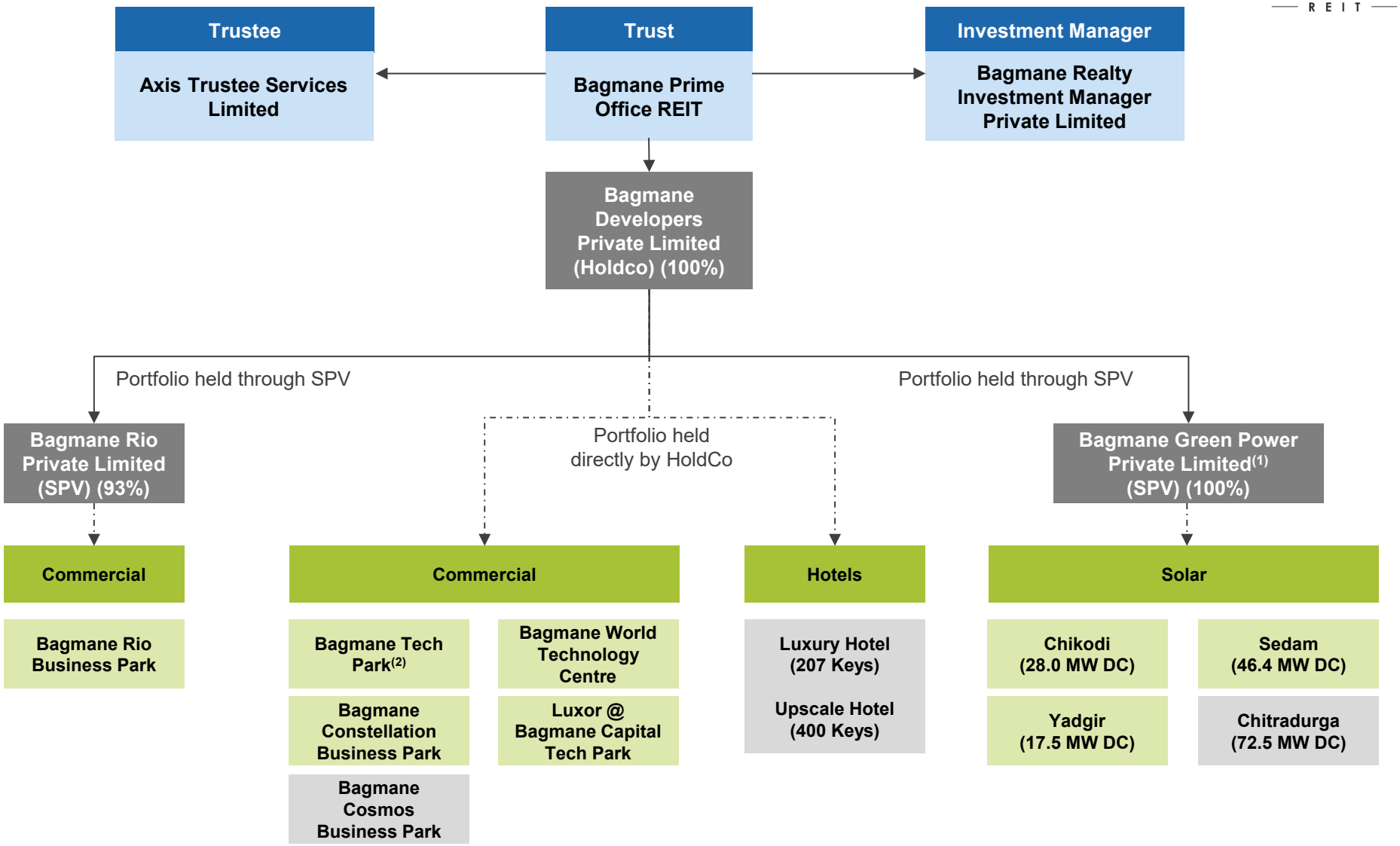
No. of Unitholders - Movement



(1) As of September 30, 2026

(2) NIIs – Non-Institutional Investors; FB – Foreign Body; AIFs – Alternative Investment Funds; MFs – Mutual Funds; NPS – National Pension Scheme; FPIs – Foreign Portfolio Investors; FIIs – Foreign Institutional Investors.

OUR PORTFOLIO



(1) With effect from July 01,2026 Bagmane Green Power LLP is converted into a Private Limited Company under the name of Bagmane Green Power Private Limited

(2) Bagmane Tech Park includes 0.5 msf for Future Development Area

REPUTED BOARD MEMBERS

BAGMANE REIT

Independent Directors



Abhishek Goenka

- Founder of Aeka Advisors India LLP
- Previously associated with RMZ Group, BMR and PWC



Rajeshwari Srinivasan

- Founder, CEO & Managing Partner at SAMA Ventures LLP
- Extensive experience across consumer, retail and hospitality sectors



Korgi ShashiKiran Shetty

- Currently heads law firm: Shetty and Hegde Associates
- Advocate General for State of Karnataka & Senior Advocate at Karnataka Hight Court

Non-Executive Directors



Raja Bagmane (Chairperson)

- Founder of the Bagmane Group
- 29+ years of experience in real estate sector



Aditya Bagmane

- 10+ years of experience in real estate sector
- Heads project planning, maintaining key tenant relationships, pre-development assessments,, etc.



Shashank Bagmane

- 8+ years of experience with Bagmane Group
- Heads acquisitions, finance, asset operations, hospitality and renewable energy initiatives

KEY TERMS & DEFINITIONS

- All figures in this presentation are as of September 30, 2026, unless otherwise specified
- Some of the figures in this Presentation have been rounded -off to the nearest decimal for the ease of presentation

Term	Description
Agreement to lease or letter of intent	Non-binding agreements with tenants to lease space.
Asset Market Rent (₹ psf per month)	Market Rent of the relevant asset as adjusted for area efficiency based on current market practice plus Market Car Park Rent.
Asset Rent (₹ psf per month)	Base Rent and Car Park Rent.
Asset Rentals (₹)	Base Rentals and Car Park Rentals.
Base Rent (psf per month)	Base Rentals for the specified period/Occupied Area * monthly factor
Base Rentals (₹)	Rental income contracted from the leasing of Occupied Area; does not include fit-out income, maintenance services income, Car Park Rentals and others.
BCBP	Bagmane Constellation Business Park
BCPL	Bagmane Constructions Private Limited
BRPL	Bagmane Rio Private Limited
BTP	Bagmane Tech Park
BWTC	Bagmane World Technology Centre
Car Park Rent (₹ psf per month)	Car Park Rentals for the specified period/Occupied Area * monthly factor
Car Park Rentals (₹)	Rental income contracted from the leasing of car park area.
Committed Area	Area for which (a) an agreement to lease / letter of intent has been signed, and (b) area for which a Hard Option is available with agreed future leasing conditions
Committed Occupancy (%)	(Occupied Area + Committed Area)/Completed Area
Completed Area	The Leasable Area of a property for which occupancy certificate has been received.
Cosmos	Bagmane Cosmos Business Park
DPU	Distributions per unit
Efficiency (%)	Carpet area/ Leasable area
Existing Tenant	Tenant which was part of the Portfolio as of March 31, 2022
Foreign-headquartered MNC tenants	Foreign-headquartered multinational corporates represents multinational corporates which are headquartered outside of India
Future Development Area (sf)	Leasable Area of a property that is planned for future development.
GCCs	Global Capability Centers
Gross Contracted Rentals (₹)	Gross Contracted Rentals is the sum of Base Rentals, fit-out, Car Park Rentals from Occupied Area for the relevant period. This excludes Utility Income, CAM income and other operating income.
Gross Leasing In-place Rent (₹ psf per month)	Gross leasing refers to all lease transactions recorded during the period, including confirmed pre-commitments, but does not include term renewals. Base Rent for the month
Leasable Area/ Total Leasable Area (sf)	Leasable Area is the sum of Completed Area, Under Development Area and Future Development Area.
Loan to Value (LTV)	Net Debt/ Gross Valuation
Luxor	Luxor @ Bagmane Capital Tech Park
Market Car Park Rent (₹ psf per month)	Manager's estimate of Car Park Rent
Market Car Park Rentals (₹)	Market Car Park Rent multiplied by the Leasable Area
Market Occupancy	Occupancy of the relevant micro-market
Market Rent (₹ psf per month)	(a) Base Rent estimates, as per the JLL Report (in the case of the relevant micro-market) or (b) Manager's estimate of Base Rent that can be expected from leasing of the asset to a tenant, at 76% Efficiency; does not include fit-out and Car Park Rentals
Market Rental (₹)	Market Rent multiplied by the applicable Leasable Area assumed to be occupied by, or assigned to tenants pursuant to the relevant lease
MTM Potential	Represented as the percentage difference between the Asset Market Rentals and Asset Rentals of Portfolio
Net Operating Income (NOI)	Revenue from Operations for the relevant period less Direct Operating Expenses, Property Tax and Insurance
New Tenant	Tenant which became part of the Portfolio post March 31, 2022
Occupancy (%)	Occupied Area / Completed Area
Occupied Area	Completed Area for which lease agreements/lease, licence agreements or agreements to lease have been signed with tenants.
ORR	Outer Ring Road, Bengaluru
Portfolio/ Our Micro-Markets	ORR and SBD City
Pre-leased Area	Under Development Area for which a letter of intent, agreement to lease, lease deed or leave and license agreement has been entered into with prospective tenants
Re-leasing	Re-leasing includes (i) non-option renewals (i.e. renewals after the ultimate expiry date), (ii) all second generation leasing (i.e. change in tenants) and (iii) early re-leasing (i.e. renewals prior to the ultimately expiry date)
Re-leasing spread (%)	Refers to the change in Asset Rent between new and expiring/expired leases
Rio	Bagmane Rio Business Park
SEZ Area	Refers to a development type that includes all IT-focused Special Economic Zones approved by the SEZ India Authority, excluding SEZ area which was converted to non-processing Area
Total Area	Our Leasable Area and Built-up Area
Total Completed Development Area	Comprises the Completed Area held by us and our Third Party Partner's Completed Area
Total Development Area	Comprises the Leasable Area held by us and our Third Party Partner's Area.
Ultimate expiry	Expiry under current lease agreement and renewal period as per the agreement where renewal is on same terms and conditions
Under Development Area (sf) (u/c)	Leasable Area of a property for which construction is ongoing and/or occupancy certificate is yet to be obtained
Vacant area (sf)	Completed Area which is available to lease and for which no document has been signed
WALE	Weighted Average Lease Expiry is calculated assuming occupiers exercise all their renewal options post expiry of their initial commitment period as per terms of lease contract

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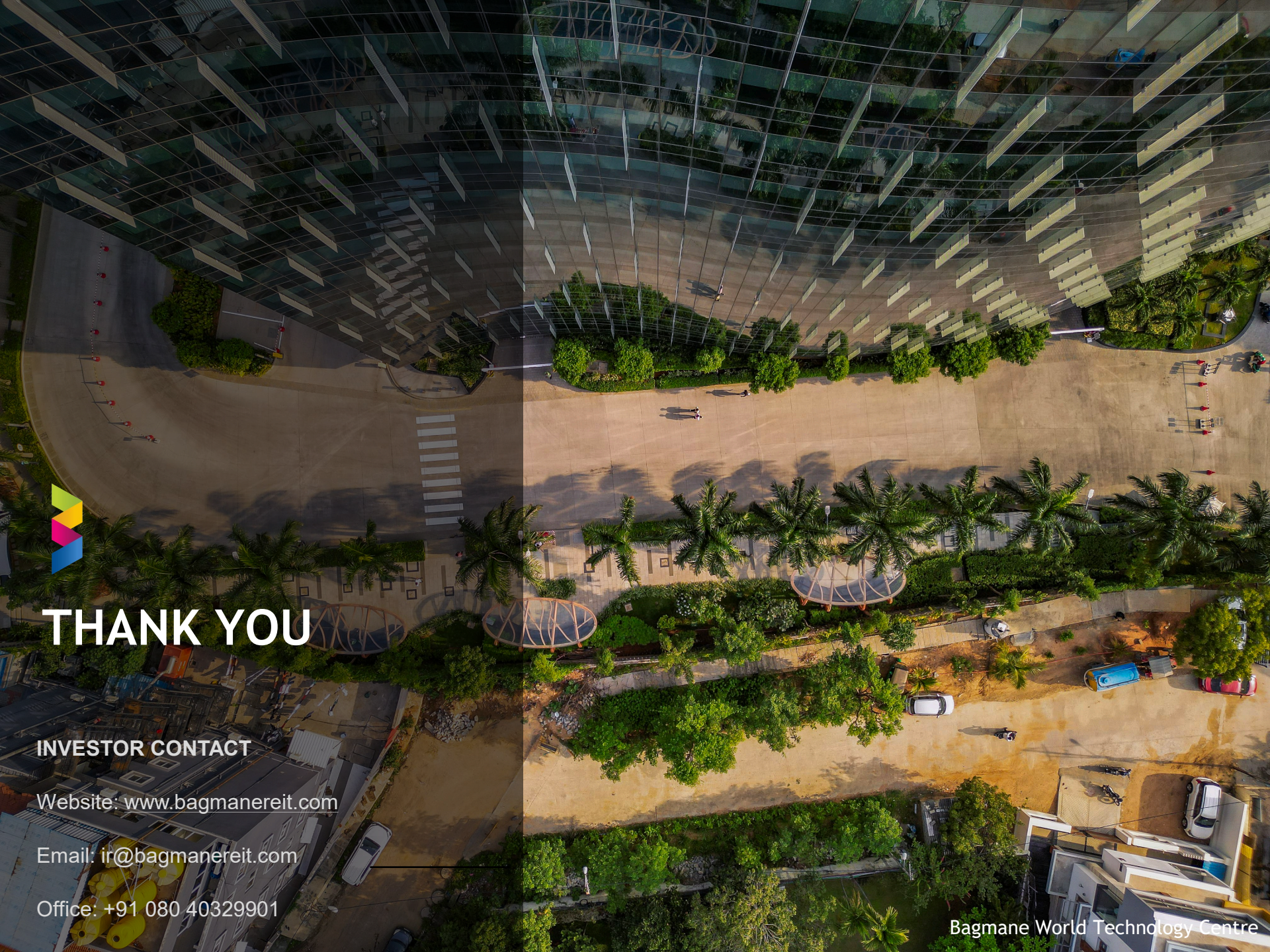
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