**Annexure - A**

**QUARTERLY REPORT AND COMPLIANCE CERTIFICATE [1]**

Date: August 14, 2026

To,
Axis Trustee Services Limited,
The Ruby, 2nd Floor, SW, 29,
Senapati Bapat Marg,
Dadar West, Mumbai - 400 028,
Maharashtra, India.

Dear Sir/Madam,

**Sub: Quarterly Report and Compliance Certificate as per Regulations 9(3) & 10 under Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended on June 30, 2026**

We, Bagmane Realty Investment Manager Private Limited acting in the capacity of the Manager of Bagmane Prime Office REIT ("**Bagmane REIT**"), pursuant to regulation 9(3) and regulation 10 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**"), as amended from time to time, do hereby confirm that: -

1. We are in compliance with the SEBI Regulations, as applicable to the Manager, specifically with Regulations 10, 18, 19 and 20 of REIT Regulations and circulars issued thereunder as applicable, [including Master Circular for REITs dated July 11, 2025 ("**Master Circular**")], as amended from time to time, and all other reporting and disclosure requirements, for the quarter ended on **June 30, 2026**.

2. The REIT has maintained the minimum level of public holding as required under Regulation 14 of the REIT Regulations, as applicable – *As per Regulation 14 of the REIT Regulations, this will be complied with within 3 years of listing of Bagmane Prime Office REIT i.e; on or before May 14, 2029*

[1] *To be signed by the compliance officer or the chief executive officer of the Manager.*

3. All applicable Insurance policies are obtained, renewed and operational on the assets of REIT and that such insurances are valid and enforceable. The premium in respect of the insurance policies is paid on timely basis.

4. We on behalf of Bagmane REIT are maintaining a functional website of the REIT (https://www.bagmanereit.com/)as per the contents and including the relevant information about REIT as specified in REIT Regulations and the circulars issued thereunder, as amended from time to time. We further confirm that the contents as required under the regulations and circulars are being updated within two days of any changes / developments which trigger a need for an update on the website.

5. We are registered on SCORES platform in order to handle investor complaints electronically and enrolled on Online Dispute Resolution Portal for online conciliation and online arbitration for resolution of disputes, and all complaints were resolved and redressed in timely manner within the timeline prescribed by SEBI.

6. In terms of Regulation 9(8) of the REIT Regulations, we confirm that necessary systems and procedures are in place. These systems are sufficient for effective monitoring of the performance and functioning of Bagmane REIT.

7. In terms of Regulation 10(16), we confirm that we have adequate controls in place to ensure segregation of our activity as Manager of the REIT from our other activities.

8. There were/are no events or information or happenings which have a bearing on the performance/operation of the Manager/ REIT, or change in shareholding/ control of the Manager.

9. In terms of Regulation 26(A) to 26(F) of REIT Regulations, we confirm that we are in compliance with the provisions of the Chapter VIA (Obligations of the Manager) of the REIT Regulations as may be applicable for the quarter under review. –

10. Further, pursuant to Regulation 10(18)(a) of REIT Regulations, we have made timely submission of the previous quarter reports, and are hereby submitting the report for the quarter ended on June 30, 2026 with the following details: -

**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 | CIN - U66309KA2024PTC183039 | Email: reitcompliance@bagmanereit.com | Website of Bagmane Prime Office REIT: https://www.bagmanereit.com/

| PERIODIC COMPLIANCES | | |
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| **Sr. No.** | **Requirement** | **Details including compliance status along with Supporting documents** |
| 1 | Details of all funds received by REIT and all payments made. | The details of all funds received and all payments made by Bagmane Prime Office REIT during the quarter ended June 30, 2026 are enclosed as **Annexure 1**. |
| 2 | Status of development of under construction properties (if any). | The details of status of development of under construction properties during the quarter ended June 30, 2026 are enclosed as **Annexure 2**. |
| 3 | Copy of the activity and performance report placed before the Board as per Regulation 10(25) of the REIT Regulations. | The Activity and Performance Report placed before the Board of Directors of the Manager in accordance with Regulation 10(25) of the SEBI (Real Estate Investment Trusts) Regulations, 2014 is enclosed as **Annexure 3**. |
| 4 | Pursuant to Chapter 4 of Master Circular, as amended from time to time, statement including details of any deviations/variations, if any, in the use of proceeds from the objects stated in the offer document or explanatory statement to the notice for the general meeting (as applicable), has been submitted to the stock exchange as per applicable timelines, such statement shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved. | The Statement of Deviation/Variation in the utilization of issue proceeds submitted to the Stock Exchanges in accordance with the applicable provisions of the SEBI Master Circular for REITs is enclosed as **Annexure 4.** Please note that there was no Deviation/Variation in the utilization of issue proceeds. |

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| 5 | Pursuant to Chapter 4 of Master Circular, as amended from time to time, a statement containing details of Investor complaints in the format prescribed in Annexure 4 of the Master Circular has been submitted to the stock exchange as per applicable timelines. | The Statement of Investor Complaints submitted to the Stock Exchanges for the quarter ended June 30, 2026 is enclosed as **Annexure 5**. |
| 6 | Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unit holders has been made as per applicable timelines as per the format prescribed in the Master Circular. | The Unit Holding Pattern for the quarter ended June 30, 2026, submitted to the Stock Exchanges, is enclosed as **Annexure 6**. Further, the unitholding pattern submitted one day prior to listing of units of Bagmane REIT is also enclosed as **Annexure 6**. |
| 7 | Details of shareholding of the REIT in the SPV / Holdco and changes, if any during the relevant quarter. | The details of the shareholding of Bagmane Prime Office REIT in its HoldCo/SPVs as on June 30, 2026 are enclosed as **Annexure 7** |
| 8 | Copy of Financial Information and Additional Disclosures submitted to the stock exchange as per Chapter 4 of the Master Circular, as amended from time to time, within following timelines:<br>A. For the first half year period of the financial year - submitted within 45 days from the end of the half year.<br>B. For annual financial information - submitted within 60 days from the end of the financial year. | The Unaudited Financial Results for the quarter ended June 30, 2026, submitted to the Stock Exchanges in accordance with Chapter 4 of the SEBI Master Circular for REITs, are enclosed as **Annexure 8**. |
| 9 | Certificate of compliance of the applicable net-worth requirement by the Manager and sponsor(s) in the following form:<br>(i) certificate from the Manager, on a half yearly basis;<br>(ii) certificate from an independent chartered accountant, on an annual basis for the sponsor(s) and Manager. | Not applicable for the quarter ended June 30, 2026 |
| 10 | Confirmation regarding meeting the eligibility conditions by the Manager as per Regulation 4(2)(e) of the REIT Regulations. | We confirm that the Manager continues to satisfy the eligibility conditions prescribed under Regulation 4(2)(e) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, as on June 30, 2026. |
| 11 | Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee. | As per the SEBI Master Circular for REITs dated July 11, 2025, Bagmane REIT has submitted monthly compliance reports on board nomination rights to the Trustee, as per the format specified by the Trustee, |

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| | | within the prescribed timelines |

| EVENT BASED COMPLIANCES | | |
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| **Sr. No.** | **Requirement** | **Details including compliance status along with supporting documents** |
| 1 | A. Details of related party transactions, if any, carried out between the Manager and its associates in terms of Regulation 9(5) of REIT Regulations.<br>In case of conflict of interest, confirmation from a practicing chartered accountant or a valuer, as applicable, shall be obtained that such transaction is on arm's length basis along with relevant documents.<br>B. Pursuant to Regulation 19(5)(b) of REIT Regulations, whether the value of funds borrowed from related parties, total value of all related party transactions pertaining to acquisition or sale of properties or investments into securities exceeded the specified threshold. If yes, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction. | During the quarter ended **June 30, 2026**, no related party transaction requiring compliance under Regulation 9(5) or approval of the unitholders under Regulation 19(5)(b) of the REIT Regulations was entered into.<br>Further, we have enclosed a certificate from a practicing chartered accountant as **Annexure 9**, confirming that all related party transactions carried out between the Manager and its associates in terms of Regulation 9(5) of REIT Regulations, were on arm's length basis. |
| 2 | Whether any property have been/decided to be acquired or sold or developed during the quarter or expand existing completed properties. If yes, details to be provided along with rationale for same. | No such event occurred during the quarter ended **June 30, 2026.** |
| 3 | Details of any action which requires approval from the unitholders as required under the REIT Regulations. | The First Annual Meeting ("**AM**") of Bagmane REIT was held on July 20, 2026.<br>Unitholders duly approved the following matters at the AM:<br>1. 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;<br>2. Approval and ratification, as applicable, for 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 |

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| | | 3. Approval and ratification, as applicable, for 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 |
| 4 | Details of any material fact including change of its directors, any legal proceedings that may have a bearing on the activity of the REIT and confirm whether such details have been submitted to the trustee within 7 (seven) working days of such action.<br>A. Date of any event as mentioned above:<br>B. Date of Intimation of such event to Trustee: | During the quarter ended **June 30, 2026**, the following material events occurred and were intimated to the Trustee within the timeline prescribed under the SEBI (Real Estate Investment Trusts) Regulations, 2014:<br>**May 14, 2026 –** Listing of the units of Bagmane Prime Office REIT on BSE Limited and the National Stock Exchange of India Limited pursuant to the Initial Public Offer.<br>**(Post June 30, 2026) July 01, 2026 –** Conversion of **Bagmane Green Power LLP** into **Bagmane Green Power Private Limited**, SPV of Bagmane Prime Office REIT.<br>The Trustee was duly intimated within 7 (seven) working days of the occurrence of each of the above events, in compliance with the applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014. |
| 5 | Confirmation from Manager on compliances of thresholds under Regulations 18(4) and 18(5) of the REIT Regulations on a quarterly basis and at the time of acquisition and/or disposal of assets as may be applicable. | The Manager hereby confirms on the compliances of thresholds under Regulations 18(4) and 18(5) of the REIT Regulations on a quarterly basis |
| 6 | Confirmation from Manager in relation to distribution that:<br>A. not less than 90% of net distributable cash flows are being distributed to the unit holders and such distribution has been made within the timeline specified in the REIT Regulations.<br>B. confirmation on the unclaimed distribution till the previous quarter. | Kindly note that the Board of Directors of Bagmane Realty Investment Manager Private Limited ("**BRIMPL**"), Manager to Bagmane Prime Office REIT ("**Bagmane REIT**"), at their Meeting held on Tuesday, August 11, 2026, declared distributions of ₹5,100.00 million (Indian Rupees Five Thousand One Hundred million only) / ₹1.5000 (Indian Rupees One point Five Zero paise only) per Unit for the quarter ended June 30, |

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| | | 2026. The distribution comprises of ₹425.68 million (Indian Rupees Four Hundred and Twenty Five point Six Eight million only) / ₹0.1252 (Indian Rupees Zero point One Two Five Two paise only) per Unit in the form of interest, less applicable taxes, if any and ₹4,674.32 million (Indian Rupees Four Thousand Six Hundred and Seventy Four point Three Two million only) / ₹1.3748 (Indian Rupees One point Three Seven Four Eight paise only), per unit in the form of dividend.<br><br>We confirm that not less than 90% of net distributable cash flows are being distributed to the unit holders and such distribution shall be made within the timeline specified in the REIT Regulations.<br><br>The record date for the distributions to Unitholders for the quarter ended June 30, 2026, will be Friday, August 14, 2026, and the payment of distributions will be made on or before Friday, August 21, 2026.<br><br>Further, kindly note that compliance with the requirements relating to unclaimed distributions was not applicable to Bagmane REIT for the quarter ended June 30, 2026, as the first distribution of Bagmane REIT was declared for Q1 FY27. |
| 7 | Whether Rights Issue, Preferential Issue, Institutional Placements, or any other issuance of units made during the quarter? If yes, whether compliance of relevant regulations and circulars done? | During the quarter ended June 30, 2026, Bagmane Prime Office REIT issued units pursuant to its Initial Public Offer (IPO), comprising a fresh issue of units and Offer of Sale by the Selling Unitholder. The units were allotted in accordance with the applicable provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014, the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as applicable to REITs, the applicable SEBI circulars, and the Offer Document. The units were listed on BSE Limited and the National Stock Exchange of India Limited with effect from **May 14, 2026**. The Manager confirms that all applicable regulatory requirements in relation to the issuance and listing of the units were duly complied with. |

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| 8 | Whether any encumbrance, release or invocation is created / registered on the units of REIT during the Quarter? If yes, whether compliance of relevant regulations and circulars was done, also provide details and submissions made to the Manager / stock exchange in that respect. | During the quarter ended **June 30, 2026**, no encumbrance was created, registered, released, or invoked on the units of Bagmane Prime Office REIT, by the Sponsor / Sponsor Group. Accordingly, the provisions relating to disclosures and compliance under the applicable SEBI (Real Estate Investment Trusts) Regulations, 2014 and relevant circulars were **not applicable** during the quarter. |
| 9 | As per Regulation 23 of the REIT Regulations, details of any non-compliance or violation of the REIT Regulations or circulars issued thereunder:<br>A. Informed to SEBI by the Compliance Officer<br>B. Observed by the Compliance Officer | **Nil.** The Compliance Officer confirms that no instance of non-compliance or violation of the SEBI (Real Estate Investment Trusts) Regulations, 2014 or the circulars issued thereunder was identified or reported to SEBI during the quarter ended **June 30, 2026**. |
| 10 | Copy of Valuation report as required under REIT Regulations submitted to the trustee, unit holders and Stock Exchange (as the case may be) within 15 days from the date of receipt of the valuation report from the valuer:<br>A. Date of receipt of the report from the Valuer:<br>B. Date of Intimation to Trustee: | **Not Applicable.** The submission of the valuation report is a half-yearly compliance under the SEBI (Real Estate Investment Trusts) Regulations, 2014. Accordingly, no valuation report was required to be submitted during the quarter ended June 30, 2026. |
| 11 | Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unitholders has been made within 10 (ten) days of any capital restructuring of REIT resulting in a change exceeding 2% of the total outstanding units of REIT. | Not applicable, as there was no capital restructuring of REIT resulting in a change exceeding 2% of the total outstanding units of REIT |
| 12 | Pursuant to Regulation 20 of the REIT Regulations, whether conditions w.r.t borrowings and deferred payments have been complied with on an ongoing basis and at the time of acquisition and/or disposal of assets, as may be applicable. If there is any breach, whether the same was informed to the trustee and has been rectified within six months from the date of breach. | The Manager hereby confirms that the conditions prescribed under Regulation 20 of the SEBI (Real Estate Investment Trusts) Regulations, 2014, with respect to borrowings and deferred payments, have been complied with on an ongoing basis during the quarter ended June 30, 2026. No breach of the said provisions was observed during the reporting period requiring intimation to the Trustee or rectification. |
| 13 | Copy of the Notice of unitholders meeting in terms of Regulation | The Notice convening the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT held on July 20, 2026 was duly provided to the Trustee in accordance |

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| | 9(11) read with Regulation 22(3) & 26(2) of the REIT Regulations. | with Regulation 9(11) read with Regulations 22(3) and 26(2) of the SEBI (Real Estate Investment Trusts) Regulations, 2014. The notice is enclosed as **Annexure 10**. |
| 14 | Whether compliance with minimum unitholding requirement made by the sponsor(s) and sponsor group(s) as per REIT Regulations and circulars issued thereunder. | We confirm compliance with minimum unitholding requirement made by the sponsor(s) and sponsor group(s) as per REIT Regulations and circulars issued thereunder. |
| 15 | Confirmation that the copy(ies) of any other information submitted to the designated stock exchanges / SEBI in terms of REIT Regulations and circulars issued thereunder, have been provided to the Trustee from time to time. | We confirm that the copy(ies) of any other information submitted to the designated stock exchanges / SEBI in terms of REIT Regulations and circulars issued thereunder, have been provided to the Trustee from time to time.<br><br>Copies of intimations submitted to the Stock Exchanges and SEBI is enclosed as **Annexure 11**. |
| 16 | Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee. | Not applicable |

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

Venkatesh Ranganath P

Digitally signed by Venkatesh Ranganath P
Date: 2026.08.14 15:59:16 +05'30'

**Venkatesh Ranganath P**

**Company Secretary and Compliance Officer**

**A37567**

**Additional compliances to be submitted by Manager as required by Axis Trustee Services Limited (ATSL)**

| Sr. No. | Particulars | Details along with Supporting Documents | Comments |
|---|---|---|---|
| 1 | A comprehensive list of REIT assets prepared based on Annual Reports for the Financial year ended _____________. This includes:<br>- Asset Name<br>- Date of Acquisition<br>- Asset under Management (AUM)<br>- Location<br>- Ownership Structure along with name and percentage<br>- Details of encumbrance, if any<br>- Market Value/Written down value of the asset post depreciation<br>- Asset Age and Lifecycle stage<br>- Confirmation of Compliance Record*<br>- Pending Litigations, if any**<br>The given data shall be provided on Annual Basis.<br>Note:<br>*Confirmation of Compliance Record - For all assets within the REIT portfolio, the Trustee requires a confirmation of compliance. This should broadly cover regulatory, financial, and operational aspects, as applicable for the Manager, to determine the relevant parameters based on the nature of the asset or as per the materiality policy.<br>**Pending Litigations, if any – Materiality is to be defined as per the Materiality Policy. | Annual basis data to be provided | Not Applicable, as Bagmane Prime Office REIT (“**Bagmane REIT**”) was not listed as on March 31, 2026. Bagmane REIT was subsequently listed on May 14, 2026, and the first Annual Report of Bagmane REIT will be submitted for the Financial Year 2026-27. Accordingly, the relevant details shall be submitted in the report during the next financial year. |
| 2 | Any new asset acquisition to be shared by the Manager with the Trustee. | Quarterly basis data to be provided | No such instance |



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| | This includes:<br>- Asset Name<br>- Date of Acquisition<br>- Asset under Management (AUM)<br>- Location<br>- Ownership Structure along with name and percentage<br>- Details of encumbrance, if any<br>- Market Value/Written down value of the asset post depreciation<br>- Asset Age and Lifecycle stage<br>- Confirmation of Compliance Record* (Refer to the Note above)<br>Pending Litigations, if any** (Refer to the Note above) | | |
| 3 | List of Unitholders | Quarterly basis data to be provided | The List of Unitholders as on June 30, 2026 is enclosed as **Annexure 12** |
| 4 | Provide statements of NDCF, accompanied by supporting calculations, to ensure compliance with the provision of regulations, trust deed and as per the Framework in the Master Circular. (The given workings shall be verified by ATSL to ensure that it is done as per the regulation, trust deed and framework). | Quarterly basis data to be provided | The statement of Net Distributable Cash Flows (NDCF), together with the detailed supporting calculations and workings, forms part of the unaudited financial results, with limited review report by the Statutory Auditor, for the quarter ended June 30, 2026. The NDCF has been computed in accordance with the provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014, the Trust Deed and the Framework prescribed under the SEBI Master Circular for REITs. Please refer to the Unaudited Financial Results enclosed as **Annexure 8** |



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<td>Provide certification from the Statutory Auditor/KMP of Manager on the following points:<br><br>a. Manager to confirm that it has not given any undue or unfair advantage to any associates or dealt with any of its associates in any manner detrimental to interest of the unitholders.<br><br>b. Manager to confirm that there is no conflict of interest between the manner of deployment of its net worth and the interest of the unitholders.<br><br>c. Manager to confirm that it manages the REIT and schemes of SM REIT independently of other activities and have taken adequate steps to ensure that the interest of investors of one scheme of SM REIT are not being compromised with those of any other scheme of SM REIT or of other activities of the REIT or the Manager.<br><br>d. Manager to confirm that the REIT and parties to the REIT abide by the Code of Conduct as specified in the Schedule VI of SECURITIES AND EXCHANGE BOARD OF INDIA (REAL ESTATE INVESTMENT TRUSTS) REGULATIONS, 2014. This confirmation is required to be given separately</td>
<td>Annual basis data to be provided</td>
<td>Not applicable, as this is an annual requirement</td>
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<td>6</td>
<td>Provide a list of all service providers and confirmation that all service providers are holding appropriate registrations from the SEBI or the concerned regulatory authority.<br><br>
<table>
<tr><td>Sr. No.</td><td>Name of Service Providers</td><td>Date of consultation from Trustee</td><td>Date of Appointment</td></tr>
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<td>Annual basis data to be provided</td>
<td>Not applicable, as this is an annual requirement. The list of service providers for the year ended March 31, 2026, has already been shared. The subsequent list will be shared next year in accordance with the annual reporting requirement.</td>
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<td>7</td>
<td>Provide Internal Audit Report of REIT and Statutory Audit Report of the Manager, REIT, its HoldCo's and SPVs.</td>
<td>Annual basis data to be provided</td>
<td>Not applicable, as this is an annual requirement</td>
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| 8 | Provide the secretarial compliance reports required as per the Regulations. | Annual basis data to be provided | Not applicable, as this is an annual requirement |
| 9 | Confirm that Manager and its personnel adhere to the Code of Ethics (as specified in the Framework of Roles and Responsibilities of the Trustee) as prescribed by the Trustee. **(Code of Ethics annexure is attached for reference)** | Annual basis data to be provided | Not applicable, as this is an annual requirement |
| 10 | As per Regulation 20(1) of REIT Regulations, confirm that the debt securities issued by REIT are listed. | Quarterly basis data to be provided | Not Applicable, as Bagmane REIT has not issued any debt securities as on date. |
| 11 | As per Regulation 23(5) of REIT Regulations, confirm along with the dates of intimation that Manager has disclosed to the designated stock exchanges any information having bearing on the operation or performance of the REIT as well as price sensitive information which includes but is not restricted to the points as stated in the regulations. | Quarterly basis data to be provided | We confirm that the Manager has disclosed to the designated stock exchanges any information having bearing on the operation or performance of the REIT as well as price sensitive information which includes but is not restricted to the points as stated in the regulations.<br><br>Kindly note that copies of all intimations submitted to the Stock Exchanges are also sent to the Trustee on the same day. |
| 12 | Disclosure under Regulation 7(b), "the REIT shall forthwith inform the SEBI in writing, if any information or particulars previously submitted to the SEBI are found to be false or misleading in any material particular or if there is any material change in the information already submitted."<br><br>**Including but not limited to the following:**<br><br>a. Changes in Trust Deed, IMA;<br><br>b. Change in KMP;<br><br>c. Re-classification of units;<br><br>d. Change in information previously submitted to SEBI. | Quarterly basis data to be provided | We confirm that all disclosures to SEBI under Regulation 7(b) of the SEBI REIT Regulations are duly submitted.<br><br>Kindly note that the Trustee is marked as a part of all communications which are submitted to SEBI under Regulation 7(b) of the SEBI REIT Regulations. |
| 13 | Confirm that as per Regulation 19 related party loans given to SPVs/Hold Cos are on arm's length basis | Quarterly basis data to be provided | We confirm that as per Regulation 19 related party loans given to |



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| | | | SPVs/Hold Cos are on arm's length basis. |
| 14 | Confirm that Manager has documented an internal policy or Standard Operating Procedure (SOP)or checklist for monitoring and preventing transactions by the sponsor or sponsor group that could render them ineligible under Para 10.7.1 of Chapter 10 of SEBI Master Circular. | Annual basis data to be provided | Not applicable, as this is an annual requirement |
| 15 | Regulation 26B(3) states that the Board of Directors of the Manager is required to review compliance reports every quarter pertaining to all laws applicable to the REIT as well as steps taken to rectify instances of non-compliances. To ensure that review of such compliance reports is accordingly recorded in Board Minutes. Provide extract of Board Minutes as well. | Quarterly basis data to be provided | We confirm that the Board of Directors of the Manager has reviewed the compliance reports as per Regulation 26B(3) of the SEBI REIT Regulations, for the year ended March 31, 2026. The extract of Board Minutes in relation to this point is enclosed as **Annexure 13**. |
| 16 | Regulation 26B(4) requires minimum information to be placed before the Board of Directors shall include the items specified in Part A of Schedule VIII. Provide certified true copy of the resolution/extract of Board minutes. | Quarterly basis data to be provided | We confirm that the Board of Directors of the Manager has reviewed the minimum information to be placed before the Board of Directors as per Regulation 26B(4) of the SEBI REIT Regulations, for the year ended March 31, 2026. The extract of Board Minutes in relation to this point is enclosed as **Annexure 14**. |



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| 17 | Provide Compliance Certificate as per Regulation 26B(5) signed by the chief executive officer, the chief financial officer and the compliance officer along with the supporting documents as submitted to the Board of Directors including the items specified in Part B of Schedule VIII. To ensure that such compliance certificates are also placed before Board of Directors of Manager and is accordingly recorded in Board Minutes. Provide extract of Board Minutes as well. | Annual basis data to be provided | The Compliance Certificate and the extract of Board Minutes in relation to this point is enclosed as **Annexure 15**. |
| 18 | Confirm under Regulation 10(17) that Manager or its associates has not obtained any commission or rebate or any other remuneration, by whatever name called, arising out of transactions pertaining to the REIT other than as specified in the offer document or any other document as may be specified by the SEBI for the purpose of issue of units. | Quarterly basis data to be provided | We confirm that as per Regulation 10(17) that Manager or its associates has not obtained any commission or rebate or any other remuneration, by whatever name called, arising out of transactions pertaining to the REIT other than as specified in the offer document or any other document as may be specified by the SEBI for the purpose of issue of units. |
| 19 | Confirm under Regulation 10(26) that an employee or director is designated as the compliance officer for monitoring compliance with these regulations and circulars issued thereunder and intimating the SEBI in case of any non-compliance. | Quarterly basis data to be provided | We confirm that under Regulation 10(26) that an employee of the Manager is designated as the compliance officer for monitoring compliance with these regulations and circulars issued thereunder and intimating the SEBI in case of any non-compliance. |
| 20 | Confirm that Investment Conditions as specified in Regulation 18 are duly complied with at all times (Refer Annexure - B below) | Half-yearly basis data to be provided | Not Applicable, as Bagmane Prime Office REIT ("**Bagmane REIT**") was not listed as on March 31, 2026. Bagmane REIT was subsequently listed on May 14, 2026, accordingly, the relevant details shall be submitted in subsequent disclosure for the half-year ended September 30, 2026. |
| 21 | Confirm that distribution of Net Distributable Cash Flows (NDCF) is as prescribed in the Regulations (Refer Annexure - C below). Further, confirm that the framework for NDCF as prescribed in the Master | Quarterly basis data to be provided | Yes. It is confirmed that the distribution of Net Distributable Cash Flows (NDCF) has been made in accordance with the provisions of |



**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 | CIN - U66309KA2024PTC183039 | Email: reitcompliance@bagmanereit.com | Website of Bagmane Prime Office REIT: https://www.bagmanereit.com/

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| | Circular is duly complied with. | | the SEBI (Real Estate Investment Trusts) Regulations, 2014, and that the framework for determination and distribution of NDCF prescribed under the SEBI Master Circular for REITs has been duly complied with |
| 22 | Confirm that borrowings conditions as specified in Regulation 20 are duly complied with at all times (Refer Annexure - D below) | Half-yearly basis data to be provided | Not Applicable, as Bagmane Prime Office REIT ("**Bagmane REIT**") was not listed as on March 31, 2026. Bagmane REIT was subsequently listed on May 14, 2026, accordingly, the relevant details shall be submitted in subsequent disclosure for the half-year ended September 30, 2026. |
| 23 | Confirm that as per Regulation 19(11), any related party transaction, details of any fees or commissions received or to be received by such related parties is adequately disclosed to the designated stock exchanges. | Quarterly basis data to be provided | Pursuant to Clause 4.6.4 of the Master Circular for REITs dated July 11, 2025, the Statement of Related Party Transactions is required to be disclosed only in the half-yearly and annual reports of the REIT. Accordingly, submission of the Statement of Related Party Transactions for the quarter ended June 30, 2026, is not applicable. |
| 24 | Confirm that as per Regulation 7(c), the REIT and parties to the REIT are satisfying with the conditions specified in Regulation 4 at all times. | Quarterly basis data to be provided | We confirm that as per Regulation 7(c), the REIT and parties to the REIT satisfy the conditions specified in Regulation 4 at all times, as applicable. |
| 25 | Confirm that as per Regulation 10(2) that the real estate assets of the REIT or holdco and/or SPV have proper legal and marketable titles and that all the material contracts including rental or lease agreements entered into on behalf of REITs or holdco and/or] SPV are legal, valid, binding and enforceable by and on behalf of the REIT or holdco and/or] SPV. | Quarterly basis data to be provided | We confirm that as per Regulation 10(2) that the real estate assets of the REIT or holdco and/or SPV have proper legal and marketable titles and that all the material contracts including rental or lease agreements entered into on behalf of REITs or holdco and/or SPV are legal, valid, binding and enforceable by and on |



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| | | | behalf of the REIT or holdco and/or SPV. |
| 26 | Confirm that as per Regulation 10(9), Manager has adequate infrastructure and sufficient key personnel with adequate experience and qualification to undertake management of the REIT at all times. | Quarterly basis data to be provided | We confirm that as per Regulation 10(9), Manager has adequate infrastructure and sufficient key personnel with adequate experience and qualification to undertake management of the REIT at all times. |
| 27 | Confirm that as per Regulation 19(10), Transaction between two or more of the REITs with a common manager or sponsor, if any is considered as related party transactions for each of the REITs. Provided that this sub-regulation shall also apply if the managers or sponsors of the REITs are different entities but are associates. | Quarterly basis data to be provided | No such instance. |
| 28 | Confirm that as per Regulation 26(4) and (5) adequate backup systems, data storage capacity, system capacity for secure handling, data transfer and arrangements for alternative means of communication in case of internet link failure, are maintained for the records maintained electronically. Further, a business continuity plan and disaster recovery site is in place for the records maintained electronically, to maintain data and transaction integrity. | Half-yearly basis data to be provided | Not applicable, as this is a half yearly requirement |

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

Venkatesh Ranganath P

Digitally signed by Venkatesh Ranganath P
Date: 2026.08.14 16:00:12 +05'30'

**Venkatesh Ranganath P**

**Company Secretary and Compliance Officer**

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