

July 21, 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 “BAGMANE”, Scrip Code “544758”

Dear Sir/ Madam,

Subject: Intimation of voting results of the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT

We wish to inform you that the First Annual Meeting of the Unitholders of Bagmane Prime Office REIT ("AM"), held on Monday, July 20, 2026, at 1530 Hrs IST through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM"). The Unitholders have, with the requisite majority, duly approved the items as set out in the notice of the AM dated June 25, 2026.

We also wish to inform you that Axis Trustee Services Limited, Trustee to Bagmane REIT, have noted the details of the Scrutinizer's Report and the Voting Results, enclosed as **Annexure I** and **Annexure II** respectively.

Kindly take the same on record.

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

RUPAL D. JHAVERI

COMPANY SECRETARY

207, 2ND Floor, Regent Chambers, 208, Jamnalal Bajaj Road, Nariman Point, Mumbai- 400 021. Tel.: 022 4344 0103

Combined Scrutinizer's Report on remote e-voting & e-voting conducted at the First Annual Meeting ("AM"/ "Annual Meeting") of the Unitholders of Bagmane Prime Office REIT (the "REIT") held on Monday, July 20, 2026 at 15:30 Hrs IST through video conferencing ('VC') / other Audio-Visual Means ('OAVM').

To,
Venkatesh Ranganath P,
Company Secretary and Compliance Officer,
Bagmane Realty Investment Manager Private Limited
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.

Sub: Passing of Resolution(s) through remote e-voting as well as e-voting conducted during the First Annual Meeting ('AM') of the Bagmane REIT.

Bagmane Realty Investment Manager Private Limited (hereinafter referred to as "**BRIMPL**") is the Manager of "Bagmane Prime Office REIT" (hereinafter referred to as the "**Bagmane REIT**"). BRIMPL had appointed me as the Scrutinizer for the remote e-voting process as well as to scrutinize the e-voting conducted during the First Annual Meeting by BRIMPL vide a circular resolution passed by Board of Directors on Thursday, June 25, 2026. I say, I am familiar and well versed with the concept of remote e-voting and e-voting system at the Annual Meeting and I also confirm that the First Annual Meeting was conducted in a fair and transparent manner.

Report on Scrutiny:

- The Notice of the AM dated June 25, 2026, as confirmed by BRIMPL was sent to the Unitholders of Bagmane REIT to transact the resolutions mentioned therein through electronic mode to those Unitholders whose email addresses are registered with Bagmane REIT/ Depositories, in compliance with Chapter 9 of the Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 for Real Estate Investment Trusts (REITs) issued by the Securities and Exchange Board of India.
- BRIMPL had availed the services of National Securities Depository Limited ("**NSDL**") for conducting remote e-voting by the Unitholders of Bagmane REIT and e-voting during the AM. KFin Technologies Limited is the Registrar and Share Transfer Agent "RTA" for the unitholders of Bagmane REIT.
- The remote e-voting period commenced on Thursday, July 16, 2026 (09:00 Hrs IST) and ended on Sunday, July 19, 2026 (17:00 Hrs IST) and the NSDL remote e-voting platform was disabled thereafter.
- BRIMPL had also provided e-voting facility to the Unitholders attending the AM through VC/ OAVM, for those unit holders who had not cast their vote earlier through remote e-voting.
- The Unitholders of Bagmane REIT holding Units as on the "**cut-off**" date i.e., Monday, July 13, 2026 were entitled to vote on the resolutions as contained in the Notice of the AM.
- After the closure of e-voting at the AM, the report on voting done during the Meeting and the votes cast under remote e-voting facility were unblocked and were examined.
- I have scrutinized and reviewed the remote e-voting and e-voting during the Meeting and votes cast therein based on the data downloaded from the NSDL e-voting system.

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- The Management of BRIMPL is responsible to ensure compliance with the requirements with respect to remote e-voting and e-voting during the AM on the resolutions contained in the Notice of the AM.
- For the purpose of ensuring that the Members who have cast their votes through remote e-voting do not vote again during the AM, NSDL provided us with the names, DP ID / Client ID / Folio nos. and unitholding of the members who had cast their votes through remote e-voting.
- Subsequently, the votes cast through remote e-voting and e-voting during AM were unblocked at around 16:23 Hrs (IST) on July 20, 2026 in the presence of two witnesses and the voting summary statement was downloaded from NSDL (<https://www.evoting.nsdl.com>).
- My responsibility as scrutinizer for the remote e-voting and the e-voting during the AM is restricted to making a Scrutinizer's Report of the votes cast in favour or against the resolutions. I now submit my combined Report as under on the result of the remote e-voting and the e-voting during the AM in respect of the said resolutions.

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2.5.4.20=577346454c3a7008647594053d8a03
2.5.4.21=6d88a0c3338c56821577,
postalCode=400027, street=FLAT NO:01 8th FLOOR
HARSHIVIND TOWER ROAD HARSHI NEW ERA SCHO
MUMBAI GRANT ROAD MUMBAI MAHARASH
mailingAddress=5057-3048-4464-901-68816799
22,
serialNumber=4669765A1e9e0536357edc468005
ace420e30c42799903240236c0f7b-o-Postal,
cn=RUPAL DHIREN JHAVERI

207, 2ND Floor, Regent Chambers, 208, Jamnalal Bajai Road, Nariman Point, Mumbai- 400 021, Tel.: 022 4344 0103

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:

Mode	Number of members voted	Number of votes cast in favour of the resolution	% of total number of valid votes cast
Remote e-voting	181	3096807794	100.0000
e-Voting at the AM	3	737	100.0000
Total	184	3096808531	100.0000

Mode	Number of members voted	Number of votes cast against the resolution	% of total number of valid votes cast
Remote e-voting	5	578	0.0000
e-Voting at the AM	-	-	-
Total	5	578	0.0000

Mode	Number of members	Number of votes cast
Remote e-voting	3	3415000
e-Voting at the AM	-	-
Total	3	3415000

Mode	Number of members	Number of votes cast
Remote e-voting		
e-Voting at the AM		
Total		

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b085829035e8d894cc537c908475968053d8
postalCode=400007, street=FLAT N0391 8H,
FLOOR=HERRINGWATER ROAD NEAR NEW
ERA SCHOOL, MUMBAI GRANT ROAD MUMBAI
400042,
pseudoDn=cn=58733a8-4A6a-3ef1-4d81b1-
799822,
serialNumber=0927705a1ef0e5dc0337edc468
064e38a423063e04a4f99060244e2c2f07b,
o=Personal, cn=RUPAL CHHREN JHAVERI

207, 2ND Floor, Regent Chambers, 208, Jamnalal Bajai Road, Nariman Point, Mumbai- 400 021, Tel.: 022 4344 0103

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:

Mode	Number of members voted	Number of votes cast in favour of the resolution	% of total number of valid votes cast
Remote e-voting	166	3076051239	99.3297
e-Voting at the AM	3	737	100.0000
Total	169	3076051976	99.3297

Mode	Number of members voted	Number of votes cast against the resolution	% of total number of valid votes cast
Remote e-voting	19	20756966	0.6703
e-Voting at the AM	-	-	-
Total	19	20756966	0.6703

Mode	Number of members	Number of votes cast
Remote e-voting	3	3415000
e-Voting at the AM	-	-
Total	3	3415000

Mode	Number of members	Number of votes cast
Remote e-voting		
e-Voting at the AM		
Total		

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RUPAL D. JHAVERI

COMPANY SECRETARY

207, 2ND Floor, Regent Chambers, 208, Jamnalal Bajaj Road, Nariman Point, Mumbai- 400 021. Tel.: 022 4344 0103

RESOLUTION NO.: 3 OF THE NOTICE (TO BE PASSED BY A SIMPLE MAJORITY)

- 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:**

- (i) Voted **for** the Resolution:

Mode	Number of members voted	Number of votes cast in favour of the resolution	% of total number of valid votes cast
Remote e-voting	168	3078551321	99.4105
e-Voting at the AM	3	737	100.0000
Total	171	3078552058	99.4105

- (ii) Voted **against** the Resolution:

Mode	Number of members voted	Number of votes cast against the resolution	% of total number of valid votes cast
Remote e-voting	16	18256848	0.5895
e-Voting at the AM	-	-	-
Total	16	18256848	0.5895

- (iii) **Invalid** votes:

Mode	Number of members	Number of votes cast
Remote e-voting	3	3415000
e-Voting at the AM	-	-
Total	3	3415000

- (iv) **Abstained** votes:

Mode	Number of members	Number of votes cast
Remote e-voting		
e-Voting at the AM		
Total		

Resolution No. 3 of the Notice passed with the requisite majority.

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c=IN, o=KZEN VALTECH PRIVATE LIMITED, ou=KZEN VALTECH PRIVATE LIMITED, email=RUPAL.DHIREN.JHAVERI@KZENVALTECH.COM, cn=RUPAL DHIREN JHAVERI
Date: 2025.07.21 17:03:49 +05'30'

RUPAL D. JHAVERI

COMPANY SECRETARY

207, 2ND Floor, Regent Chambers, 208, Jamnalal Bajaj Road, Nariman Point, Mumbai- 400 021. Tel.: 022 4344 0103

All the Resolutions mentioned in the Annual Meeting Notice dated June 25, 2026 as per the details above stand passed with the requisite majority and hence are deemed to be passed as on the date of the Annual Meeting.

I hereby confirm that I am maintaining the Registers received from the Service Provider and the RTA both for votes cast through remote e-voting and e-voting conducted during the Annual Meeting by the Unitholders of Bagmane REIT. All other relevant records relating to the remote e-voting and e-voting conducted during the Annual Meeting are under my safe custody and will be handed over to the Company Secretary and Compliance Officer of Bagmane REIT for safe keeping, after the Chairman at the Annual Meeting signs the Minutes.

Thanking you,

Yours faithfully

**RUPAL
DHIREN
JHAVERI**

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DN: cn=RUPAL DHIREN JHAVERI, o=JHAVERI, ou=JHAVERI, email=jhaveri@jhaveri.com, c=IN
Date: 2026.07.21 17:20:10 +05'30'

Rupal D. Jhaveri

Practicing Company Secretary

FCS No.: 5441

CP No.: 4225

ICSI UDIN: F005441H000901930

Peer Review No.: 7683/2026

Place: Mumbai

Date: July 21, 2026

I Accept:

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

Venkatesh Digitally signed by
Venkatesh Ranganath P
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Venkatesh Ranganath P

Company Secretary and Compliance Officer

M no: A37567

Place: Bangalore

Date: July 21, 2026

Annexure II

			BAGMANE PRIME OFFICE REIT							
Date of the AGM/EGM			20-Jul-26							
Total number of shareholders on record date			26328							
No. of shareholders present in the meeting either in person or through proxy:										
Promoters and Promoter Group:			0							
Public:			0							
No. of Shareholders attended the meeting through Video Conferencing										
Promoters and Promoter Group:			4							
Public:			45							
Number of Resolutions Passed in the Meeting			3							
Resolution Details(1)										
Resolution No.		1								
Resolution required: (Ordinary/ Special)		ORDINARY - 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,								
Whether promoter/ promoter group are interested in the agenda/resolution?		No								
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100	Votes Invalid	Votes Abstained
Promoter and Promoter Group	E-Voting	2,81,55,34,147	2,81,55,34,147	100.0000	2,81,55,34,147	0	100.0000	0.0000	0	0
	Poll		0	0.0000	0	0	0.0000	0.0000	0	0
	Postal Ballot (if applicable)		0	0.0000	0	0	0.0000	0.0000	0	0
	Total	2,81,55,34,147	2,81,55,34,147	100.0000	2,81,55,34,147	0	100.0000	0.0000	0	0
Public- Institutions	E-Voting	35,38,79,582	26,14,44,546	73.8795	26,12,04,546	0	100.0000	0.0000	2,40,000	0
	Poll		0	0.0000	0	0	0.0000	0.0000	0	0
	Postal Ballot (if applicable)		0	0.0000	0	0	0.0000	0.0000	0	0
	Total	35,38,79,582	26,14,44,546	73.8795	26,12,04,546	0	100	0.0000	2,40,000	0
Public- Non Institutions	E-Voting	23,05,86,271	2,32,44,679	10.0807	2,00,69,101	578	99.9971	0.0029	31,75,000	0
	Poll		737	0.0003	737	0	100.0000	0.0000	0	0
	Postal Ballot (if applicable)		0	0.0000	0	0	0.0000	0.0000	0	0
	Total	23,05,86,271	2,32,45,416	10.0810	2,00,69,838	578	99.9971	0.0029	31,75,000	0
Total		3,40,00,00,000	3,10,02,24,109	91.1831	3,09,68,08,531	578	100.0000	0.0000	34,15,000	0

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ou=Shareholders, email=RUPAL.DHIREN.JHAVERI@BAGMANEPRIMEOFFICE.COM,
c=IN
Date: 2026.07.21 17:04:57 +05'30'

Resolution Details(2)										
Resolution No.	2									
Resolution required: (Ordinary/ Special)	ORDINARY - 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:									
Whether promoter/ promoter group are interested in the agenda/resolution?	No									
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100	Votes Invalid	Votes Abstained
Promoter and Promoter Group	E-Voting	2815534147	2,81,55,34,147	100.0000	2,81,55,34,147	0	100.0000	0.0000	0	0
	Poll		0	0.0000	0	0	0.0000	0.0000	0	0
	Postal Ballot (if applicable)		0	0.0000	0	0	0.0000	0.0000	0	0
	Total		2,81,55,34,147	100.0000	2,81,55,34,147	0	100.0000	0.0000	0	0
Public- Institutions	E-Voting	35,38,79,582	26,14,44,546	73.8795	24,04,48,441	2,07,56,105	92.0537	7.9463	2,40,000	0
	Poll		0	0.0000	0	0	0.0000	0.0000	0	0
	Postal Ballot (if applicable)		0	0.0000	0	0	0.0000	0.0000	0	0
	Total		35,38,79,582	73.8795	24,04,48,441	2,07,56,105	92.0537	7.9463	2,40,000	0
Public- Non Institutions	E-Voting	23,05,86,271	2,32,44,512	10.0806	2,00,68,651	861	99.9957	0.0043	31,75,000	0
	Poll		737	0.0003	737	0	100.0000	0.0000	0	0
	Postal Ballot (if applicable)		0	0.0000	0	0	0.0000	0.0000	0	0
	Total		23,05,86,271	10.0809	2,00,69,388	861	99.9957	0.0043	31,75,000	0
	Total	3,40,00,00,000	3,10,02,23,942	91.1831	3,07,60,51,976	2,07,56,966	99.3297	0.6703	34,15,000	0

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