



VANTAGE

A New Chapter.
Built on Brilliance.

BAGMANE REIT

The successful listing of the Bagmane REIT marks a defining milestone in our journey, reflecting decades of trust, operational excellence, and long-term value creation



BAGMANE
— REIT —

BUILT OVER DECADES. VALIDATED BY THE MARKET.

The successful listing of the Bagmane REIT represents one of the most significant milestones in the Group's history.

Built on nearly three decades of creating world-class workplaces, the REIT brings together a portfolio trusted by some of the world's most respected companies and institutions.

More importantly, it reflects the confidence placed in Bagmane's long-term vision, operational excellence, and ability to consistently deliver at scale.

KEY HIGHLIGHTS



30+
MILLION SQ. FT.
Operational Portfolio



60+
FORTUNE 500
Companies



44
WELL CERTIFIED
Buildings



100%
RENEWABLE ELECTRICITY
Commitment by 2030



5 STAR
GRESB RATING



OVERWHELMING
INVESTOR RESPONSE



BAGMANE
— REIT —

EXPERIENCE BRILLIANCE

MORE THAN REAL ESTATE.
AN ECOSYSTEM BUILT FOR GROWTH.

From large-format enterprise campuses to wellness-driven workplaces, Bagmane has continuously evolved to meet the changing needs of global businesses. Today, our campuses are built around sustainability, connectivity, employee well-being, and future-ready infrastructure, creating environments where organisations can grow, innovate, and thrive.

The successful listing of the Bagmane REIT marks an important milestone in our journey. It is a reflection of the trust that our customers, partners, investors, and employees have placed in us over the years.

Most importantly, this achievement would not have been possible without our tenants. Their confidence in Bagmane, many of whom have grown with us over decades, has been instrumental in shaping the organisation we are today. We extend our sincere gratitude to each of them for being a part of this journey.

The Bagmane REIT is not the culmination of our story. It is the foundation for the next phase of growth. As we continue to expand our footprint and strengthen our portfolio, our commitment remains unchanged: creating exceptional environments where businesses can scale, succeed, and build for the future.

01

Radon at Bagmane Solarium City

A purpose-built, large-format enterprise workspace customised for IBM, designed to deliver scale, flexibility, and high-performance environments

02

New F&B Outlets/ Food Court

Starbucks | Solarium City
Other new outlets at Food Courts

03

Biophilia at Bagmane

An integrated design approach that incorporates natural elements to enhance well-being, reduce stress, and improve productivity

04

BFLEX by Bagmane

Fully serviced, ready-to-use office spaces operated and maintained by Bagmane. Clientele & Images

05

Solarium City Central Green

The experiential core of Solarium City, a water-led, landscaped spine that connects workplaces, retail, and social spaces into a vibrant, walkable destination

06

Box Cricket Tournament

An initiative aimed at building connections, encouraging teamwork, and creating shared experiences across the Bagmane ecosystem

A DEFINING MILESTONE. A STRONGER FUTURE.

The successful listing of the Bagmane REIT marks an important milestone in our journey. For over three decades, Bagmane has been guided by a simple philosophy: create exceptional spaces, build enduring relationships, and focus on long-term value creation. This milestone reflects that commitment and the trust placed in us by our stakeholders.

The overwhelming response to the IPO is both humbling and encouraging. It reinforces our belief that quality, consistency, and a long-term perspective continue to matter. The REIT marks the beginning of a new chapter, providing a strong foundation for future growth while remaining true to the values that have shaped Bagmane over the years.



RAJA BAGMANE
*Founder & Managing Director,
Bagmane Group*

On behalf of the entire Bagmane Group, I would like to extend my sincere gratitude to our tenants, investors, partners, and employees for their trust and support. This milestone would not have been possible without the confidence our tenants have placed in us over the years, many of whom have grown alongside us and continue to be an integral part of our journey. Their partnership, combined with the dedication of our teams and the support of our stakeholders, has helped shape Bagmane into what it is today.

As we enter this new chapter, we remain committed to creating exceptional environments that support growth, innovation, and long-term value creation. We look forward to continuing this journey together.



BAGMANE
RADON

Customised for IBM.
Delivered at Enterprise Scale.

864,000
Sq. ft. of
Enterprise
Workspace



Radon – Built for
Enterprise Scale

A wide-angle photograph of a modern office interior. The space features a blue carpet with a subtle pattern, glass-walled meeting rooms, and contemporary furniture including a blue sofa and a small table. The ceiling is white with recessed lighting. The overall atmosphere is clean, professional, and modern.

100,000 Sq. ft. Floor Plates

BAGMANE RADON

Expansive floor plates engineered for seamless customization and operational efficiency. This is a high-performance environment designed for organisations that demand scale, precision, and absolute flexibility.

Starbucks is now open

Solarium City



From morning
starts to mid-
day breaks, your
favourite coffee
destination is
here !



Starbucks
Solarium City

New at our Food Courts

Our campuses continue to evolve into vibrant lifestyle destinations, with a curated mix of food and beverage brands opening across locations



Bagmane World Technology Centre



Bagmane Tech Park



Biophilia at Bagmane

Designed with nature at its core

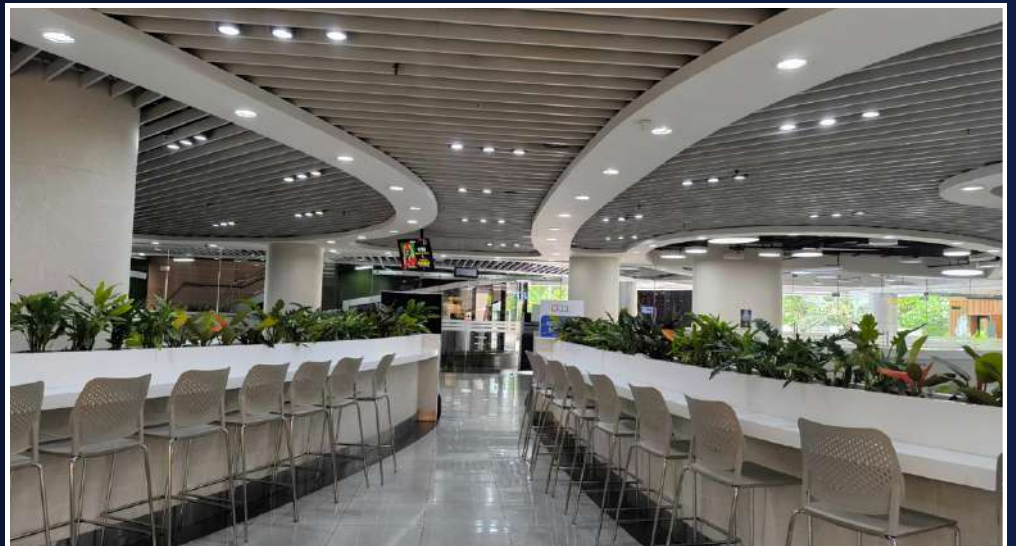
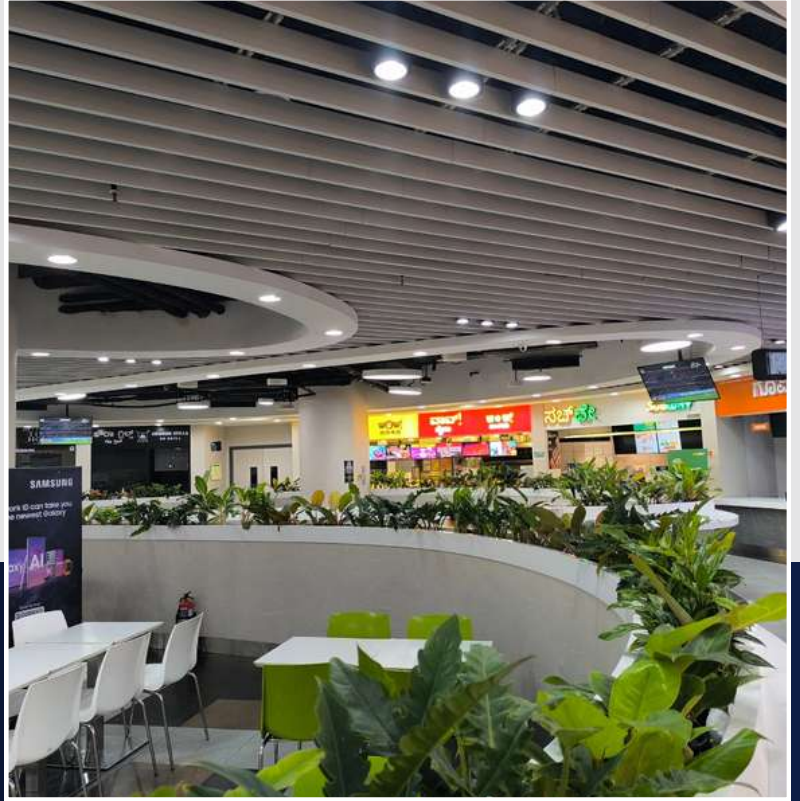
Biophilia is built into every Bagmane campus.

Tree-lined avenues, central greens, and open spaces create healthier, more balanced workplaces.

Reducing stress. Improving focus. Enhancing everyday experience.

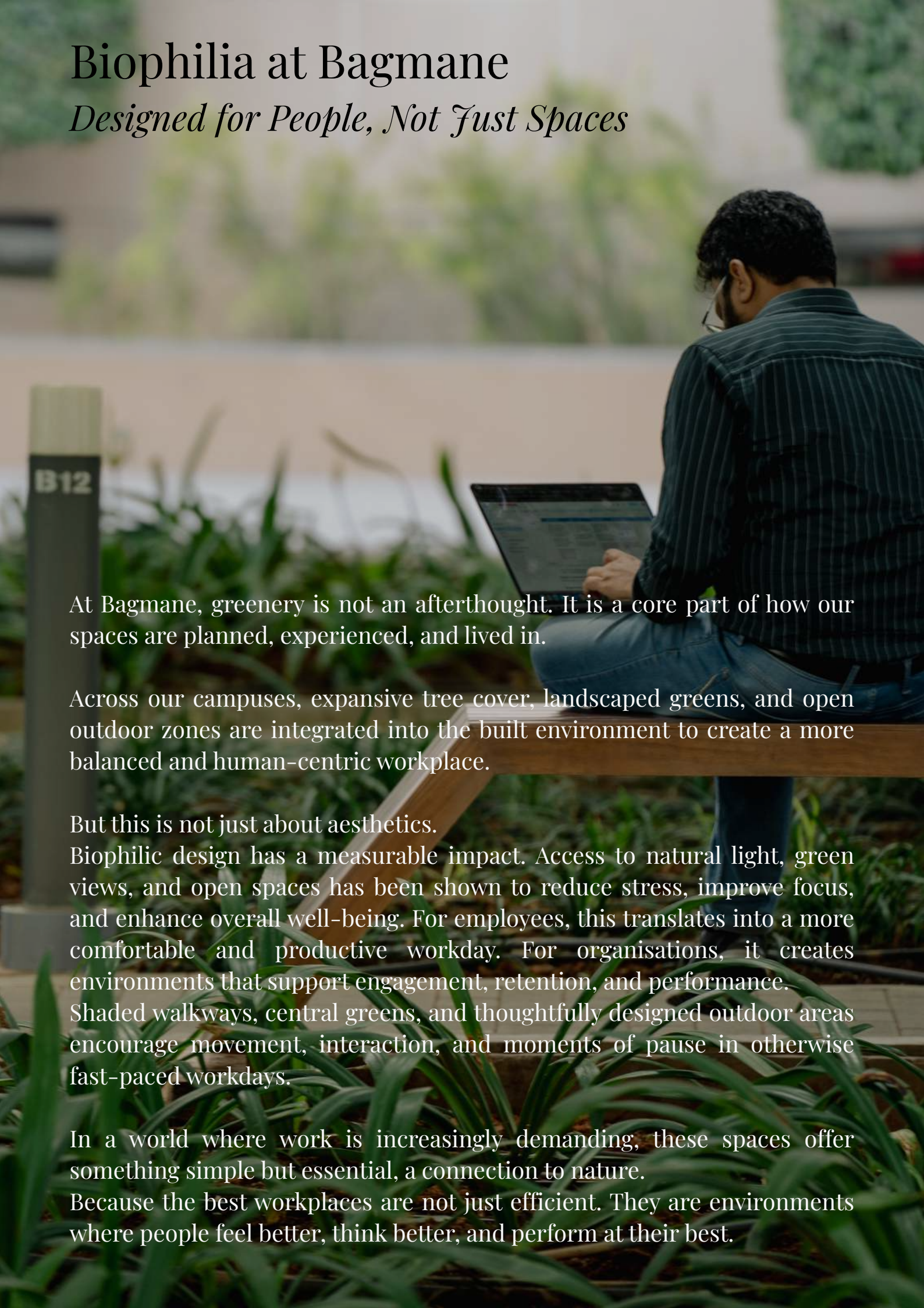


Biophilia at Bagmane



Biophilia at Bagmane

Designed for People, Not Just Spaces



At Bagmane, greenery is not an afterthought. It is a core part of how our spaces are planned, experienced, and lived in.

Across our campuses, expansive tree cover, landscaped greens, and open outdoor zones are integrated into the built environment to create a more balanced and human-centric workplace.

But this is not just about aesthetics.

Biophilic design has a measurable impact. Access to natural light, green views, and open spaces has been shown to reduce stress, improve focus, and enhance overall well-being. For employees, this translates into a more comfortable and productive workday. For organisations, it creates environments that support engagement, retention, and performance.

Shaded walkways, central greens, and thoughtfully designed outdoor areas encourage movement, interaction, and moments of pause in otherwise fast-paced workdays.

In a world where work is increasingly demanding, these spaces offer something simple but essential, a connection to nature.

Because the best workplaces are not just efficient. They are environments where people feel better, think better, and perform at their best.



Where nature is
seamlessly
integrated into
the way we work



BFLEX
BY BAGMANE

Managed Offices by Bagmane

Our Managed Office portfolio continues to gain the trust of global organizations that see our campuses as platforms for growth

BFLEX by Bagmane is pleased to welcome:

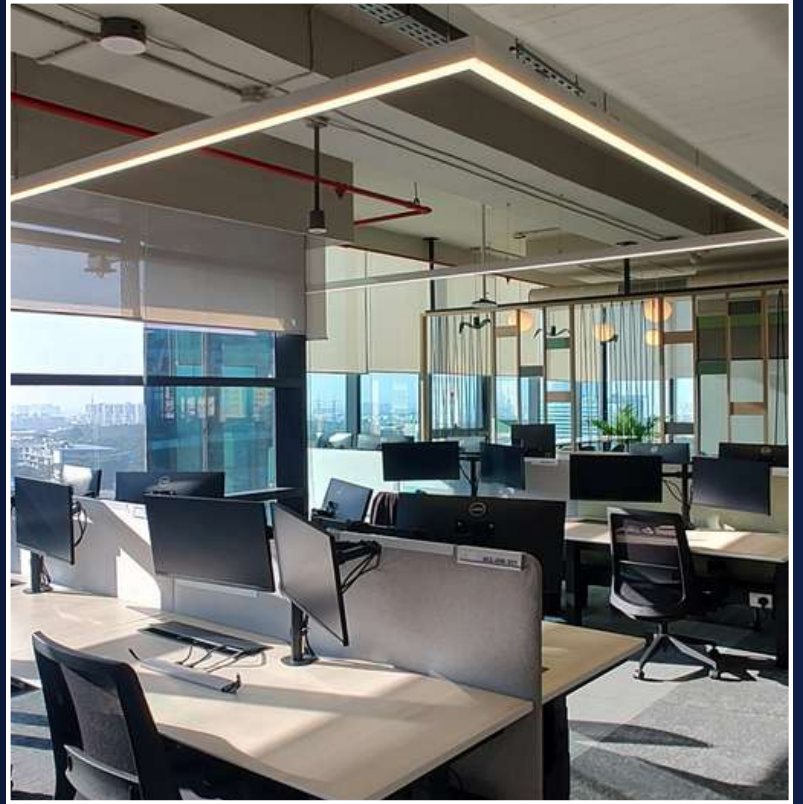
GKN Aerospace at Bagmane Tech Park

American Express at Bagmane Capital

Natixis at Bagmane Solarium City

Wayfair at Bagmane Capital

BFLEX by Bagmane



Flexible
workspaces,
designed for
scale, speed,
and
seamless
experience

Central Green

The Heart of Solarium City

At the centre of Bagmane Solarium City lies the Central Green, designed as an active, experience-driven urban spine that brings the entire development together



A refined, water-led environment unfolds through tree-lined avenues, shaded pathways, and expansive open spaces, creating a seamless connection between workplaces, retail, and social experiences. Every element is thoughtfully composed to bring ease, balance, and a sense of calm to everyday life

Anchored by reflective water gardens and framed by a curated mix of premium, sought-after retail and dining experiences, the Central Green is designed to remain effortlessly active through the day. From quiet café moments to vibrant dining, the space evolves with the rhythm of its users.



More than a landscape, it is the defining centrepiece of Solarium City, where design, nature, and curated experiences come together to create a destination within the campus

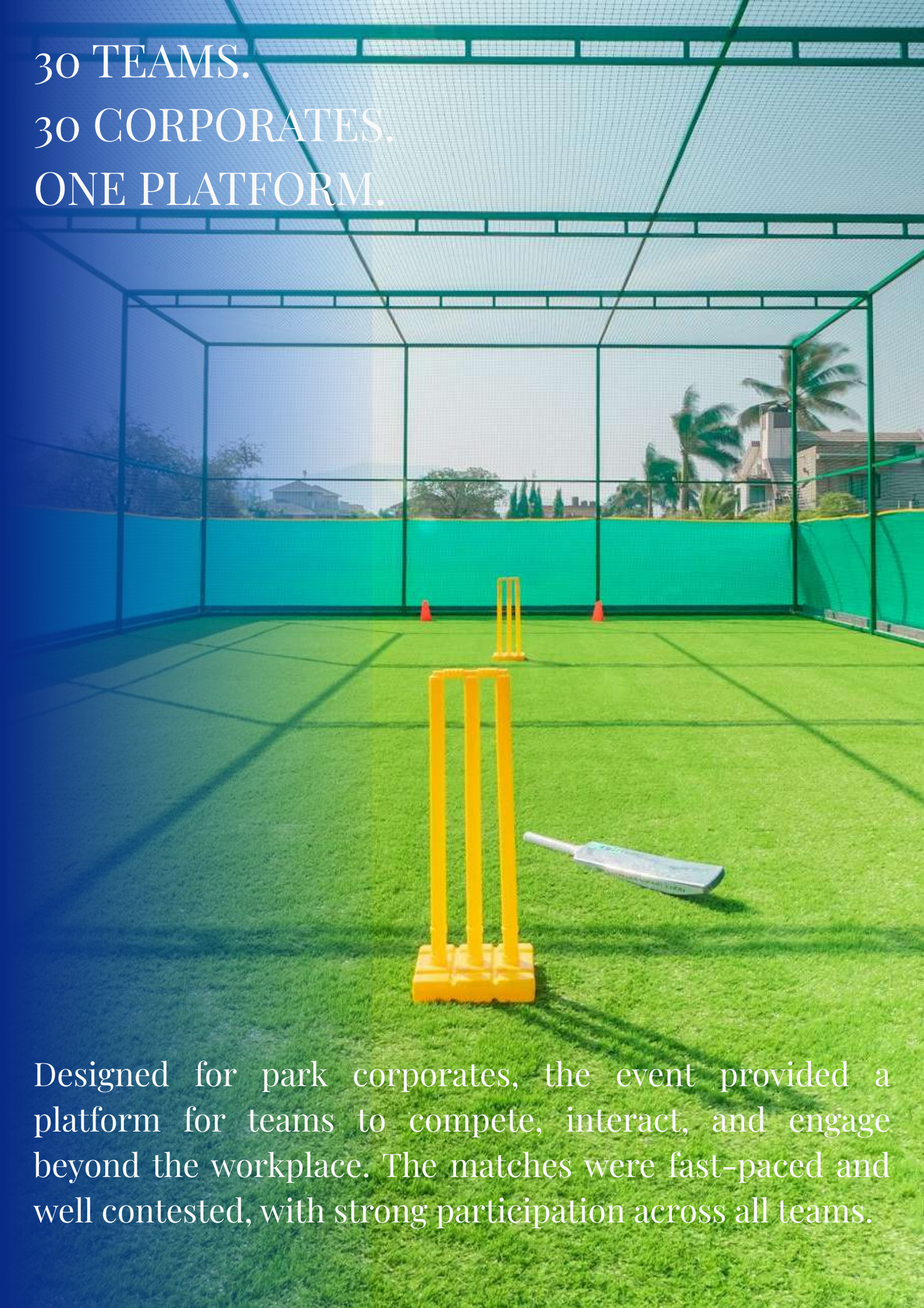
Bagmane Box Cricket Tournament

The Bagmane Box Cricket Tournament was conducted across our campuses to bring employees together through sport and team engagement.

At Bagmane Constellation Business Park and Bagmane Capital Tech Park, 14 teams participated and at Bagmane World Technology Centre, 16 teams participated.



30 TEAMS.
30 CORPORATES.
ONE PLATFORM.



Designed for park corporates, the event provided a platform for teams to compete, interact, and engage beyond the workplace. The matches were fast-paced and well contested, with strong participation across all teams.



BAGMANE

THANK YOU

At Bagmane, everything we build is guided by clarity of purpose and a long-term view of value. Each space is designed to respond to the evolving needs of businesses while enhancing everyday experience for the people within them.

As we continue to grow and refine our portfolio, our focus remains the same, creating environments that are efficient, adaptable, and seamlessly integrated.

EXPERIENCE BRILLIANCE