

Name of the Company: Sai Primus Lifebiotech Limited

Reason for Site Visit Inspection: The site visit is being conducted in connection with our appointment as the Book Running Lead Manager for the Company's Initial Public Offering (IPO), to facilitate due diligence and ensure compliance with regulatory requirements.

Registered Office Address of the company: R.S.No.4/3, Plot No.33, Kurumbapet, Pondicherry, India, 605009

Corporate Office Address: R.S.No.4/3, Plot No.33, Kurumbapet, Pondicherry, India, 605009

Address & Telephone no of Factory (if any) - R.S.No.4/3, Plot No.33, Kurumbapet, Pondicherry, India, 605009 (Telephone number same as Registered Office)

Type of Business: Contract Development and Manufacturing Operations ("CDMO") company engaged in the manufacturing of pharmaceutical and nutraceutical products in oral solid dosage ("OSD") with primary focus on providing third-party contract manufacturing and private labelling solutions to customers in domestic and international markets.

Details of the Key Management Personnel (KMP):

Mr. Srinivasan- Chairman & Managing Director

Name of the Company Sectary and/or Compliance Officer: Sivakumar Thyagarajan

Basic Information:

Sr. No.	Site Visit Details:	Remarks
1	Place, Day & Date of site visit i.e Regd office, Corp office, factory etc.	Details of site visit: Place – Registered Office & Factory Date – July 22, 2025 & May 23, 2026 Day – Tuesday Place – Godown Date –July 24, 2025 Day – Thursday Place – Export & Logistics Date – July 26, 2025 Day – Tuesday
2	Duration of Visit (h):	During business hours
3	Company has painted or affixed its name, and the address of its registered office, outside of office (Yes/No-Take Photo as proof)	Yes
4	Name of the KMP available on the day of site visit	Srinivasan (Managing Director) Balakumar Angannan (Chief Financial Officer)
5	Name of the Company Secretary and/or Compliance Officer available on the day of site visit	Sivakumar Thyagarajan

Sr. No.	Site Visit Details:	Remarks
6	Ownership of Office and Factory Buildings, if on lease then Lease Agreement and Tenure of Lease	<u>Owned: Registered Office & Factory</u> - Plot No 4625 Old 55 New Door No 6 W Block, 3 main road 4th Floor Flat No 4A, Anna Nagar (Chennai), Chennai, Egmore Nungambakkam, Tamil Nadu, India, 600040. <u>Lease: Godown</u> - Kurumbapet, near Gothi Industrial Estate Vazhudavur road, Pondicherry-605009. - Tenure- February 01, 2026 to February 01, 2027 <u>Lease: Godown</u> - Residing at 27, 28, Thirumalai Ready Mix Back side Kurumbapet, Pondicherry-605009. - Tenure- July 23, 2025 to 11 months (June 23, 2026) <u>Rented: Export and Logistics operations</u> - Plot No 4625 Old 55 New Door No 6 W Block, 3 main road 4th Floor Flat No 4A, Anna Nagar (Chennai), Chennai, Egmore Nungambakkam, Tamil Nadu, India, 600040 - Tenure: July 23, 2025 to June 23, 2026
7	Ownership/Lease is not in the name of the Company (Seek reason for the same in writing)	Not Applicable
8	Latest Electricity Bills of the Company (Seek duly certified photo copy of the same)	Yes (Attached)
9	Area allocated/occupied by the Company	1. All that piece and parcel of land situated in Puducherry Revenue District, Villianur Sub Registrar Division, Villianur Panchayat, Kurumbapet Revenue Village, comprised in Survey No. 4/3, Cadashar Nos. 9/2/2/2 and 9/2/2/1, Patta No. 307 (earlier Patta No. 709), classified as Punjai Land. Western Side (North Portion): Area = 1.50 Ares (Approx. 1,614 Sq. Ft.) Boundaries: - East – Poothurai–Kasipalayam Road - West – Remaining land in the seller's name - North – Property owned by Mr. Ravichandran in R.S. No. 4/3 - South – Tamil Nadu State Border 2. Eastern side of the above property situated in Puducherry Revenue District, Villianur Sub Registrar Division, Villianur Panchayat, Kurumbapet Revenue Village, comprised in Survey No. 4/3, Cadashar Nos.

Sr. No.	Site Visit Details:	Remarks
		9/2/2/2 and 9/2/2/1, Patta No. 307 (earlier Patta No. 709). Area = 16 Ares (Approx. 17,216 Sq. Ft.) Measurements: - North Side (East to West) – 56.80 Meters - South Side (East to West) – 55.80 Meters - East Side (North to South) – 29.80 Meters - West Side (North to South) – 27.00 Meters Total Area Occupied = Approx. 18,830 Sq. Ft. (17.50 Ares).
10	Number of companies' i.e subsidiaries, associate companies, or any other companies operating out of the same premises / area	Not Applicable
11	Insurance Papers (For office premises, factory, are insured.) (If yes please seek certified copy of the same)	Yes (Attached)

Findings and Observations:

Sr. No.	List	Remarks
1	Plant & Machinery Yes/No (where No, please seek explanation)	Yes
2	No of Employees:	Total no of employees: 198 The total workforce as on the date of visit is 447 employees, including project-site employees who are relieved upon completion of their respective projects.
3	How company facilitate unskilled women employees for their children's education & Financial Literacy	Not Applicable
4	Any other measure taken by the company for women empowerment in terms of skill enhancement, Training, etc.	Not Applicable
5	Employees Attendance Register (If available take certified copy of the same. If no please seek the explanation)	Yes
6	Excise receipts (Please seek certified photo copy of the latest payment)	Not Applicable
7	Pollution Board Approval Certificate (Yes/No/Not Applicable)	Yes
8	Factory License (Expiry Date of the license. Please mentioned about same specifically, if it is expired and applied for renewal)	Applicable Registration Number: PY-4743 Expiry date: December 31, 2029
9	Vehicles Registrations Yes/No (if yes provide details)	Yes (Attached)

Sr. No.	List	Remarks		
	including Registration no.)			
10	Stock of Raw Materials Yes/No/Not Applicable (If yes mention value and quantity as per informed by the Officials of the Company at Site)	Particular	Closing Stock Qty.	Closing Value Qty.
		Raw Material Stock	1,20,91,522	15,49,31,847
		Packing Material Stock	1,34,96,752	5,94,04,734
		Total Stock	2,55,88,274	21,43,36,580
		Note: The above RM details represent the overall stock available at both the Godown and the Registered Office of the Company.		
11	Stock of Finished Goods (If yes mention value and quantity as per informed by the Officials of the Company at Site)	Finish Goods		
		Particular	Sum of Qty.	Sum of Total
		Nos	18,68,855.00	18,68,855.00
		Packs	2,96,779.00	2,96,779.00
		Scrips	6,54,715.00	6,54,715.00
		Total	28,20,349.00	28,20,349.00
12	Approx. number of computers / servers, printers, Office furniture etc. Yes/No (If yes Please provide details)	Yes, List of Plant & Machinery attached.		

Any Other Observation:

1. The employee count of the Company fluctuates periodically as certain workers are engaged through contractors based on operational requirements.
2. The manufacturing unit operates on a 24x7 basis, subject to production schedules, manpower availability and operational requirements.
3. The Company proposes to utilise a portion of the Net Proceeds towards construction of a dedicated corporate office. The proposed site/location for the corporate office was also visited during the site visit.

Conclusion: Based on the site visit conducted at the registered office, manufacturing facility, godown and export/logistics premises of Sai Primus Lifebiotech Limited, the Company's business operations appeared to be functional and consistent with the nature of business represented by the management. The Managing Director/Promoter and relevant operational personnel were available during the visit, and documents including insurance records, employee attendance records, statutory approvals and operational records were made available for verification. Overall, the Company's office infrastructure, manufacturing setup, warehousing arrangements and support functions appeared commensurate with its existing scale of operations.

Date: May 23, 2026



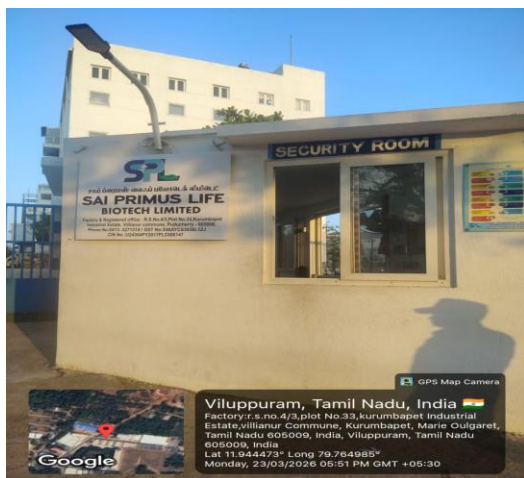
Vaishnavi Bhisikar

Details of Site Visit Officer

Name of the Site Visit Officer	Vaishnavi Bhisikar
Designation	Assistant Manager
Contact Number	022 - 4961 4235
Office Address	Gala No. 203, Cama Industrial Estate, Sun Mill Compound, Delisle Road, Lower Parel (West), Mumbai – 400 013, Maharashtra, India

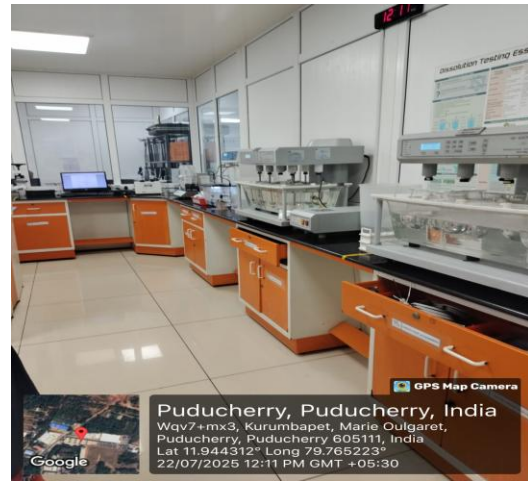
Site Visit Photos:

1. Registered Office & Factory

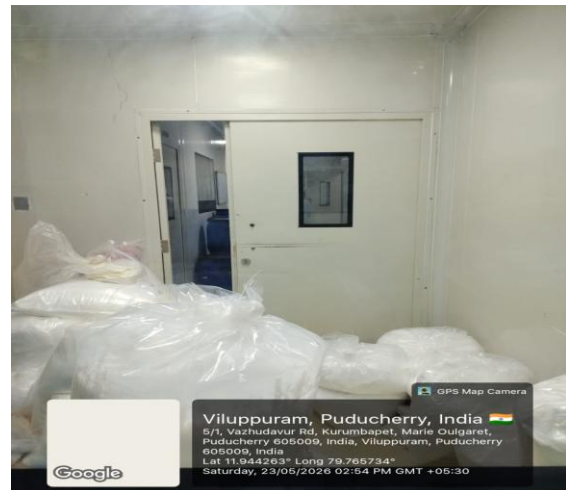


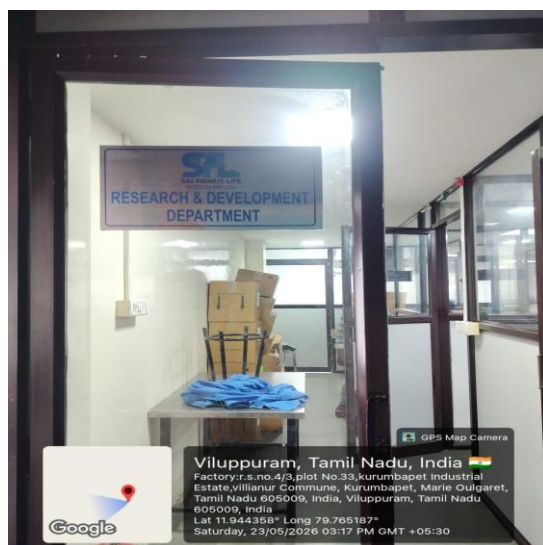
2. Factory Block – A (Pharma)



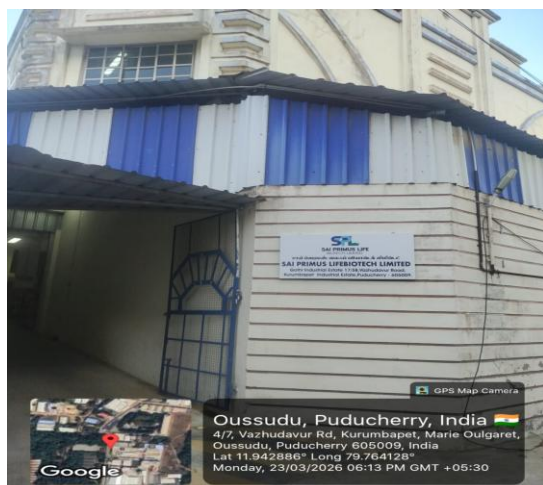


3. Factory Block – B (Nutra)

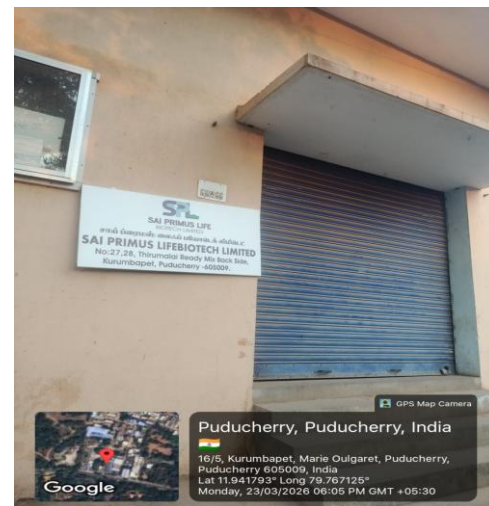




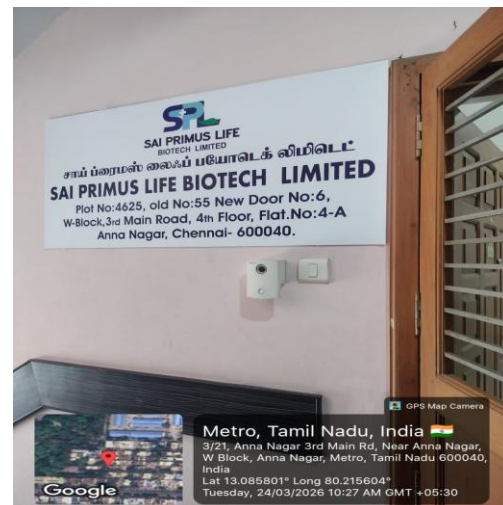
4. Godown - Sanjay Gothi HUF



5. Godown – Kalpana

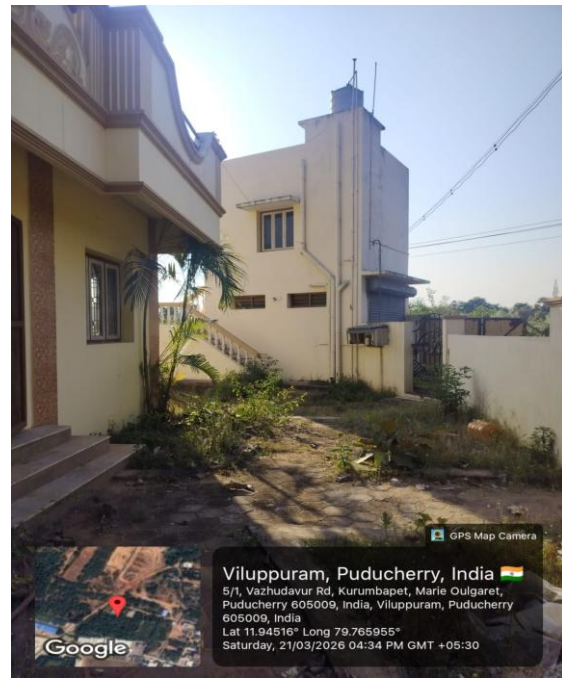
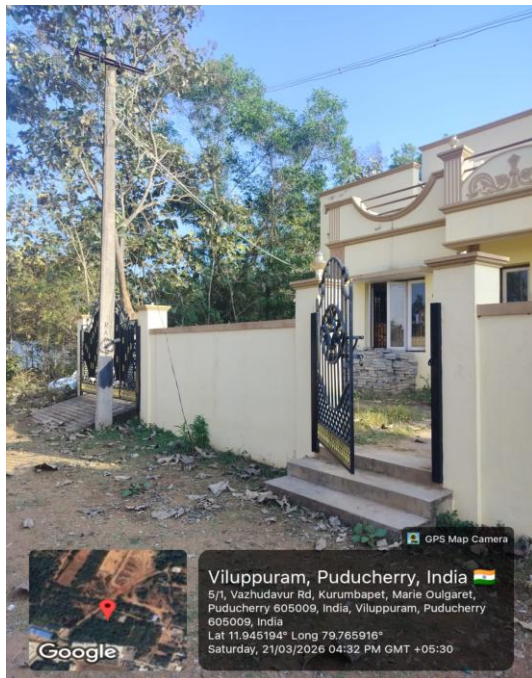


6. Export & Logistics





Proposed construction of Corporate Office through IPO proceeds



The company is currently in the process of constructing its corporate office in line with the stated objects of the issue. The project is under development, and photos as follows have been included for reference. This property should be considered as a future projection asset, with its full value and utility expected to be realized upon completion.