KNOWLEDGE
REALTY TRUST

1st Annual Meeting of

Knowledge Realty Trust

KNOWLEDGE REALTY TRUST

Knowledge Realty Trust was registered as a Trust on 10th October, 2024, in India under the Indian Trusts Act, 1882 and then registered as a Real Estate Investment Trust (REIT) on 18th October, 2024, under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, having registration number IN/REIT/24-25/0006.

Principal Place of Business: One BKC, C Wing 407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, Maharashtra, India.
Compliance Officer: Mr. Ashutosh Vaidya
Telephone No.: +91 22 68684400; **Fax No.:** NA; **E-mail:** secretarial@knowledgerealtytrust.com
Website: www.knowledgerealtytrust.com

NOTICE OF FIRST ANNUAL MEETING

NOTICE IS HEREBY GIVEN THAT THE FIRST ANNUAL MEETING ("AM") OF THE UNITHOLDERS (THE "UNITHOLDERS") OF KNOWLEDGE REALTY TRUST ("TRUST") WILL BE HELD ON FRIDAY, 10TH JULY, 2026 AT 11:00 A.M. (IST) THROUGH VIDEO CONFERENCING ("VC") / OTHER AUDIO VISUAL MEANS ("OAVM") TO TRANSACT THE FOLLOWING BUSINESSES ("NOTICE") AND THE VENUE OF THE MEETING SHALL BE DEEMED TO BE THE PRINCIPAL PLACE OF BUSINESS OF THE TRUST SITUATED AT ONE BKC, C WING 407, PLOT NO. C-66, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051, MAHARASHTRA, INDIA:

ORDINARY BUSINESSES:

1. TO CONSIDER, APPROVE AND ADOPT THE AUDITED STANDALONE FINANCIAL STATEMENTS AND CONSOLIDATED FINANCIAL STATEMENTS OF TRUST, TOGETHER WITH THE REPORT OF THE AUDITORS THEREON AND THE REPORT ON ACTIVITIES AND PERFORMANCE OF THE TRUST FOR THE YEAR ENDED 31ST MARCH, 2026:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22(4)(a)(i) read with Regulation 22(4)(b) and any other applicable provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended:

"**RESOLVED THAT** pursuant to Regulation 22 and other applicable provisions, if any, of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and the circulars, clarifications, notifications and guidelines issued thereunder, and other applicable rules and regulations, if any, including any statutory modification(s), amendment(s) thereto or re-enactment(s) thereof for the time being in force and upon recommendation of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to the Trust, the Audited Standalone Financial Statements and Consolidated Financial Statements of the Trust, together with the Reports of the Auditors thereon and the report on the activities and performance of the Trust, for the year ended 31st March, 2026, be and are hereby approved and adopted.

RESOLVED FURTHER THAT the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to inform all concerned, in such form and manner as may be required or is necessary and to undertake necessary steps to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto."

2. TO CONSIDER AND APPROVE THE APPOINTMENT OF M/S. S R B C & CO LLP, CHARTERED ACCOUNTANTS, AS THE STATUTORY AUDITORS OF THE TRUST AND THEIR REMUNERATION:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22(4)(a)(ii) read with Regulation 22(4)(b) and any other applicable provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended:

"RESOLVED THAT pursuant to Regulation 22 and other applicable provisions of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 read with the circulars, guidelines and notifications issued thereunder, each as amended **("REIT Regulations")**, and other applicable rules and regulations, if any, including any statutory modification(s), amendment(s) thereto or re-enactment(s) thereof for the time being in force, the Policy on Appointment of Auditor and Valuer, in consultation with Axis Trustee Services Limited, and upon the recommendation of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to the Trust, the consent of the Unitholders of the Trust be and is hereby accorded to the appointment of M/s. S R B C and Co LLP, Chartered Accountants, with firm registration number 324982E/E300003, as the Statutory Auditors of the Trust for a period of three years i.e., financial year 2026-27, 2027-28, and 2028-29, on such terms and conditions and at such remuneration as may be agreed between the Board of Directors and the Statutory Auditors.

RESOLVED FURTHER THAT the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to inform all concerned, in such form and manner as may be required or is necessary and to undertake necessary steps, including execution of engagement letters to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto."

3. TO CONSIDER AND APPROVE THE APPOINTMENT OF iVAS PARTNERS AS VALUER FOR TRUST:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22(4)(a)(iv) read with Regulation 22(4)(b) and any other applicable provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended:

"RESOLVED THAT pursuant to Regulation 22 and other applicable provisions of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended and other applicable rules and regulations, if any, including any statutory modification(s), amendment(s) thereto or re-enactment(s) thereof for the time being in force, the Policy on Appointment of Auditor and Valuer, in consultation with Axis Trustee Services Limited, and upon the recommendation of the

Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to the Trust, the consent of the Unitholders of the Trust be and is hereby accorded to the appointment of iVAS Partners, having registration number IBBI/RV-E/02/2020/112 represented by Mr. Shubhendu Saha, and having registration number IBBI/RV/05/2019/11552, as the Valuer of the Trust, for a period of three years i.e., financial year 2026-27, 2027-28 and 2028-29 on such terms and conditions and at such remuneration as may be agreed between the Board of Directors and the Valuer.

RESOLVED FURTHER THAT the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to inform all concerned, in such form and manner as may be required or is necessary and to undertake necessary steps, including execution of engagement letters to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto."

4. TO CONSIDER, APPROVE AND ADOPT THE VALUATION REPORT ISSUED BY iVAS PARTNERS, REPRESENTED BY MR. SHUBHENDU SAHA, PARTNER, THE VALUER, FOR THE VALUATION OF THE PORTFOLIO AS AT 31ST MARCH, 2026:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22(4)(a)(iii) read with Regulation 22(4)(b) and any other applicable provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended:

"**RESOLVED THAT** pursuant to Regulation 21, 22 and other applicable provisions of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended and other applicable rules and regulations, if any, including any statutory modification(s), amendment(s) thereto or re-enactment(s) thereof for the time being in force, and upon recommendation of the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to the Trust, the Valuation Report of the Trust's Portfolio issued by iVAS Partners, having registration number IBBI/RV-E/02/2020/112 represented by Mr. Shubhendu Saha, Partner with valuer registration number IBBI/RV/05/2019/11552, Valuer, with market intelligence services provided by CBRE South Asia Private Limited, as at 31st March, 2026, be and is hereby approved and adopted.

RESOLVED FURTHER THAT the Board of Directors or Chief Financial Officer or Company Secretary of the Manager, be and are hereby severally authorized on behalf of the Trust to inform all concerned, in such form and manner as may be required or is necessary and to undertake necessary steps, including execution of engagement letters to implement the aforesaid resolution and to give effect to any modifications, changes or amendments thereto."

For and on behalf of Knowledge Realty Trust (acting through its Manager, Knowledge Realty Office Management Services Private Limited)

Sd/-
Ashutosh Vaidya
Company Secretary & Compliance Officer
Membership No. A14242

Date: 17th June, 2026
Place: Mumbai

KNOWLEDGE REALTY TRUST acting through its manager – KNOWLEDGE REALTY OFFICE MANAGEMENT SERVICES PRIVATE LIMITED (Formerly known as Trinity Office Management Services Private Limited) RO: One BKC, C-407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Maharashtra, India

Corp. Office: Salarpuria, Windsor #3, 2nd Floor, Ulsoor Road, Sivan Chetty Gardens, Bangalore- 560042, Karnataka, India

Registration No.: IN/REIT/24-25/0006
Telephone: +91 22 68684400
E-mail: info@knowledgerealtytrust.com
Website: www.knowledgerealtytrust.com

NOTES:

1. In order to ensure maximum participation of the unitholders in the decision making process irrespective of their geographical location, Securities and Exchange Board of India (SEBI) vide Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 (as amended) **("Master Circular")** have granted the facility of conducting meetings of unitholders of REITs through Video Conferencing **("VC")** or Other Audio Visual means **("OAVM")**, subject to the fulfilment of conditions as specified in the aforesaid Master Circular issued thereunder. In compliance with the aforesaid Master Circular, the First Annual Meeting **("AM")** of **Knowledge Realty Trust ("Trust")**, is being held through VC/OAVM without the physical presence of Unitholders at a common venue.

2. As the AM is being conducted through VC / OAVM, physical attendance of the Unitholders has been dispensed. Accordingly, the facility for appointment of proxies by the Unitholders will not be available for the AM and hence, the proxy form and attendance slip including route map are not annexed to this Notice.

3. An explanatory statement setting out material facts, relating to the business to be transacted at AM is annexed herewith and forms part of the AM Notice.

4. Relevant documents referred to in the accompanying Notice are open for inspection by the Unitholders at the Principal Place of Business of Trust on all working days (i.e. all days except Saturdays, Sundays and Public Holidays) between 11.00 a.m. and 5.00 p.m. up to the date of AM. The aforesaid documents will also be available for inspection electronically upon request sent to the Company Secretary and Compliance Officer of the Trust by e-mail to secretarial@knowledgerealtytrust.com

5. The AM Notice along with the Annual Report for the financial year 2025-26 are being sent to the Unitholders on their registered/updated/available email IDs with Trust /Depositories/KFin Technologies Limited, the Registrar and Transfer Agent of the Trust as on Friday, 12th June, 2026, except for those Unitholders whose email IDs are not registered/ updated/available with Trust and/or RTA.

6. In line with the Master Circular, the Notice calling the AM along with Annual Report are being sent only through electronic mode to those Unitholders whose e-mail addresses are registered/available with the Depositories/Trust and the Notice can also be accessed from the website of the Trust at www.knowledgerealtytrust.com as well as on Stock exchanges on which the Units of the Trust are listed and also on the website of the RTA.

7. Knowledge Realty Office Management Services Private Limited, Manager of the Trust, has engaged the services of KFin Technologies Limited **("KFintech")**, the Registrar and Transfer Agent **("RTA")** of the Trust for the purpose of providing facility for voting through remote e-voting, for participation in the AM through VC/OAVM facility and e-voting during the AM.

8. The facility for joining the AM through VC / OAVM shall be available for at least 1,000 Unitholders on first-come-first-served basis. The Unitholders can visit https://emeetings.kfintech.com and login through existing User Id and Password to attend the live proceedings of the meeting of the Trust.

9. The Unitholders are being provided with the facility to cast their votes electronically through e-voting services provided by KFintech on all the resolutions set forth in this Notice. The instructions for remote e-voting are given herein below at Note No. 23. The Manager of the Trust has fixed Friday, 03rd July, 2026 as the cut-off date ("**cut-off date**") for identifying the Unitholders who shall be eligible to vote through remote e-voting facility or for participation and voting in the AM. A person whose name appears in the List of Beneficial Owners maintained by the depositories i.e. National Securities Depository Limited ("**NSDL**") and Central Depository Services (India) Limited ("**CDSL**"), as on the close of business hours on the cut-off date shall be entitled to vote on the resolutions through the facility of remote e-voting or participate and vote in the AM and a person who is not a Unitholder as on the cut-off date should treat this Notice for information purposes only.

10. The remote e-voting period commences on Tuesday, 07th July, 2026 at 09:00 HRS (IST) and ends on Thursday, 09th July, 2026 at 17:00 HRS (IST). During this period, Unitholders of KRT as on the cut-off date may cast their vote electronically in the manner and process set out herein below. The e-voting module shall be disabled for voting thereafter. Once the vote on the resolution(s) is cast by the Unitholder, the Unitholder shall not be allowed to change it subsequently. Further, the Unitholders who have cast their vote by remote e-voting prior to the AM may attend the AM but shall not be entitled to cast their vote again. In case a Unitholder casts his/her vote, both by remote e-voting and e-voting at the AM, then the voting done by remote e-voting shall prevail and the e-voting at the AM shall be invalid.

11. The Unitholders who are present at the AM through VC/ OAVM and have not cast their vote on resolutions through remote e-voting prior to the AM and are otherwise not barred from doing so, may cast their vote during the AM through the e-voting system provided by KFintech through the VC platform during the AM. Kindly refer Note No. 23 for instructions.

12. Any person who acquires units of the Trust and becomes a Unitholder of the Trust after the dispatch of the Notice, and holds units as on the cut-off date, may obtain the User ID and Password by sending a request at evoting@kfintech.com or contact KFintech at toll free number 1800-309-4001.

13. The voting rights of Unitholders shall be in proportion to their units of the Unit capital of the Trust as on the cut-off date i.e. Friday, 03rd July, 2026.

14. Ms. Rupal Dhiren Jhaveri, Company Secretary in Practice (FCS No: 5441; CP No: 4225), has been appointed as Scrutinizer by the Manager, to scrutinise the remote e-voting process and e-voting during AM in a fair and transparent manner.

15. Institutional Unitholders (i.e. other than Individuals, HUF, NRI etc.) are required to send scanned certified true copy (PDF/ JPG format) of the Board Resolution/ Governing body Resolution/Authority Letter etc. together with attested specimen signature(s) of the duly authorized representative(s), authorizing its representative to attend the AM on its behalf and to vote either through remote e-voting or during the AM. The said Resolution/ Authorization should be sent electronically to the Scrutinizer by email to rupal@csrdj.com with a copy marked to evoting@kfintech.com.

16. The results of e-voting shall be declared on or after the AM and the resolution(s) would be deemed to be passed on the date of AM subject to

receipt of the requisite number of votes in favour of the resolution(s).

17. The results of e-voting shall be announced on or before Sunday, 12th July, 2026. The said results along with the Scrutinizer's report would be submitted with the Stock Exchanges i.e. National Stock Exchange of India Limited and BSE Limited. Additionally, the results would also be placed on the website of the Trust - https://www.knowledgerealtytrust.com/ and on the website of remote e-voting agency viz., KFintech – https://evoting.kfintech.com.

18. Unitholders who have not registered their email addresses or have not received any communication regarding this AM for any reason whatsoever, may obtain the User ID and Password by sending a request to KFintech (Unit: KRT) at einward.ris@kfintech.com or evoting@kfintech.com or contact KFintech at 1800-309-4001 (between 9:00 A.M. to 5:30 P.M.) or contact the Trust at +91 124 282-3177 (on weekdays between 9:00 A.M. to 5:30 P.M.).

19. Documents referred to in this AM Notice and Explanatory Statement are available on the website of the Trust at https://www.knowledgerealtytrust.com/.

20. Wherever required or possible, the Unitholders are requested to address all correspondence, including distribution matters, to the RTA, KFintech (Unit: KRT), Selenium, Tower B, Plot No- 31 & 32, Financial District, Nanakramguda, Serilingampally Hyderabad Rangareddy, Telangana - 500032, India.

21. Unitholders who have not registered their e-mail addresses so far are requested to register the same with their respective depository participants for receiving all communications including notices etc. from the Manager, on behalf of the Trust, electronically and also for the smooth remote e-voting process.

22. Unitholders are requested to intimate changes, if any, pertaining to their name, postal address, e-mail address, telephone/ mobile numbers, Permanent Account Number (PAN), mandates, nominations, power of attorney, bank details such as name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their respective depository participants.

23. PROCEDURE FOR REMOTE E-VOTING AND E-VOTING DURING THE AM

(I) Instructions for Unitholders for Remote e-Voting:

Details of the process and manner of e-Voting are provided below:

Step 1: Access to Depositories' e-Voting system in case of Individual Unitholders.
Step 2: Access to KFintech e-Voting system in case of Non-Individual Unitholders.

Details on Step 1 are mentioned below:

1. Login method for remote e-Voting for Individual Unitholders

As per SEBI circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 on 'e-Voting facility provided by Listed Entities', individual demat account holders can access e-Voting facility and cast their vote, by way of single login credential, through their demat accounts / websites of Depositories or Depository Participants.

(I) Login method for remote e-Voting for Individual Unitholders through Depositories	
NSDL	**CDSL**
1. Existing IDeAS Users: (i) Visit URL: https://eservices.nsdl.com (ii) Click on the "Beneficial Owner" icon under "Login" under 'IDeAS' section. (iii) On the new page, enter User ID and Password. Post successful authentication, click on "Access to e-Voting" (iv) Click on company name or e-Voting service provider i.e. KFintech and you will be re-directed to e-Voting service provider website for casting the vote during the remote e-Voting period.	**1. Users who have opted for Easi/ Easiest** (i) Visit URL: https://web.cdslindia.com/myeasinew/home/login Or URL: www.cdslindia.com or (ii) Click on New System Myeasi (iii) Login with your registered user id and password. (iv) The user will see the e-Voting Menu. The Menu will have links of e-Voting service provider i.e. KFintech e-Voting portal. (v) Click on company name or e-Voting service provider name to cast your vote.
2. Users not registered for IDeAS e-Services (i) To register, click on link: https://eservices.nsdl.com (ii) Select "Register Online for IDeAS" or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp (iii) Proceed with completing the required fields. (iv) Follow steps given in point no. 1	**2. User not registered for Easi/Easiest** (i) Option to register is available at https://web.cdslindia.com/myeasinew/Registration/EasiRegistration (ii) Proceed with completing the required fields. (iii) Follow the steps given in point no. 1
3. Users may alternatively vote by directly accessing the e-Voting website of NSDL (i) Open URL: https://www.evoting.nsdl.com/ (ii) Click on the icon "Login" which is available under 'Shareholder/ Member' section. (iii) A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number held with NSDL), Password / OTP and a Verification Code as shown on the screen. (iv) Post successful authentication, you will requested to select the name of the company and the e-Voting Service Provider name, i.e., KFintech.	**3. Users may alternatively vote by directly accessing the e-Voting website of CDSL** (i) Visit URL: www.cdslindia.com (ii) Provide your demat Account Number and PAN No. (iii) System will authenticate user by sending OTP on registered Mobile & E-mail as recorded in the Demat Account. (iv) After successful authentication, user will be provided links for the respective e-Voting service provider, i.e., KFintech where the e Voting is in progress.

(v) On successful selection, you will be redirected to KFintech e-Voting page for casting your vote during the remote e-Voting period.	
4. Unitholders can also download NSDL Mobile App "NSDL Speede" facility by scanning the QR code mentioned below for seamless voting experience.	
(II) Login method for remote e-Voting for Individual Unitholders through Depository Participants ("**DP**")	
1. Login using the login credentials of your demat account through your DP registered with NSDL/CDSL for e-Voting facility. 2. Upon Logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. 3. Click on Company name or e-Voting service provider i.e. KFintech and you will be redirected to e-Voting service provider (i.e. KFintech) website for casting your vote during the remote e-Voting period.	
Important note: Unitholders who are unable to retrieve User ID / Password are advised to use Forgot user ID and Forgot Password option available at above mentioned websites.	
Helpdesk for Individual Unitholders for any technical issues related to login through Depository i.e., NSDL and CDSL is as under:	
Login type	**Helpdesk details**
Units held with NSDL	Please contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30
Units held with CDSL	Please contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at +91 22 2305 8738 or +91 22-2305 8542-43
Details on Step 2 are mentioned below:	
2. Login method for remote e-Voting for Non-Individual Unitholders	

A. Unitholders whose email IDs are registered with Depositories/Depository Participant(s), will receive an email from KFintech which will include details of e-Voting Event Number (EVEN), USER ID and password. They will have to follow the following process:

(i) Launch internet browser by typing the URL: https://evoting.kfintech.com/

(ii) Enter the login credentials (i.e. User ID and Password). In case of Demat account, User ID will be your DP ID and Client ID. However, if you are already registered with KFintech for e-Voting, you can use your existing User ID and password for casting the vote.

(iii) After entering these details appropriately, click on "LOGIN".

(iv) You will now reach password change Menu wherein you are required to mandatorily change your password. The new password shall comprise of minimum 8 characters with at least one upper case (A- Z), one lower case (a-z), one numeric value (0-9) and a special character (@,#,$, etc.,). The system will prompt you to change your password and update your contact details like mobile number, email ID etc., on first login. You may

KNOWLEDGE REALTY TRUST acting through its manager – KNOWLEDGE REALTY OFFICE MANAGEMENT SERVICES PRIVATE LIMITED (Formerly known as Trinity Office Management Services Private Limited) RO: One BKC, C-407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Maharashtra, India

Corp. Office: Salarpuria, Windsor #3, 2nd Floor, Ulsoor Road, Sivan Chetty Gardens, Bangalore- 560042, Karnataka, India

Registration No.: IN/REIT/24-25/0006
Telephone: +91 22 68684400
E-mail: info@knowledgerealtytrust.com
Website: www.knowledgerealtytrust.com

also enter a secret question and answer of your choice to retrieve your password in case you forget it. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.

(v) You need to login again with the new credentials.

(vi) On successful login, the system will prompt you to select the "EVEN" i.e., "**Knowledge Realty Trust**" and click on "Submit".

(vii) On the voting page, enter the number of units (which represents the number of votes) as on the cut-off date under "FOR/AGAINST" or alternatively, you may partially enter any number in "FOR" and partially "AGAINST" but the total number in "FOR/ AGAINST" taken together shall not exceed your total unitholding as mentioned herein above. You may also choose the option "ABSTAIN". If Unitholder does not indicate either "FOR" or "AGAINST" it will be treated as "ABSTAIN" and the units held will not be counted under either head.

(viii) Unitholders holding multiple folios/ demat accounts shall choose the voting process separately for each folio/ demat accounts.

(ix) Voting has to be done for each item of the notice separately. In case you do not desire to cast your vote on any specific item, it will be treated as Abstained.

(x) You may then cast your vote by selecting an appropriate option and click on "Submit".

(xi) A confirmation box will be displayed. Click "OK" to confirm else "CANCEL" to modify. Once you have voted on the resolution(s), you will not be allowed to modify your vote. During the voting period, Unitholders can login any number of times till they have voted on the Resolution(s).

(xii) Institutional Unitholders (i.e. other than Individuals, HUF, NRI etc.) are also required to send scanned certified true copy (PDF/ JPG format) of the Board Resolution/ Authority Letter etc., together with attested specimen signature(s) of the duly authorised representative(s), who is/ are authorized to vote, to the Scrutinizer by email to rupal@csrdj.com with a copy marked to evoting@kfintech.com. The scanned image of the above-mentioned documents should be in the naming format "Corporate Name EVENT No."

B. Unitholders whose email IDs are not registered with Depositories / Depository Participants(s): In case of Unitholders who have not registered their e-mail address or become a Unitholder of the KRT after dispatch of AM Notice but on or before the cut-off date for e-Voting, he/she may obtain the User ID and Password in the manner as mentioned below:

a. If the mobile number of the Unitholder is registered against DP ID Client ID, the Unitholder may send SMS: MYEPWD<space>E-Voting Event Number + Folio No. or DP ID Client ID to 9212993399.

i. Example for NSDL - MYEPWD<space>IN12345612345678,

ii. Example for CDSL - MYEPWD<space>1402345612345678,

b. If e-mail address or mobile number of the Unitholder is registered against Folio No./DP ID Client ID, then on the home page of https://evoting.kfintech.com, the Unitholder may click "Forgot Password" and enter Folio No. or DP ID Client ID and PAN to generate a password.

c. KFintech shall endeavour to send User ID and Password to those new Unitholders whose e-mail ids are available.

In case of any query and/ or grievance, in respect of voting by electronic means

Unitholders may refer to the 'Help' & 'Frequently Asked Questions' (FAQs) and e-Voting user manual available at the 'Downloads' section of https://evoting.kfintech.com OR may contact to Mr. Raju S.V, Dy. Vice President of M/s. KFin Technologies Limited, Selenium, Tower B, Plot No- 31 & 32, Financial District, Nanakramguda, Serilingampally Hyderabad Rangareddy, Telangana - 500032, India OR e-mail at einward.ris@kfintech.com or evoting@kfintech.com or call KFintech's toll free No. 1800-309-4001 for any further clarifications.

Instructions for Unitholders for e-Voting during the AM session:

Those Unitholders who are present in the Meeting through VC and have not cast their vote on resolutions through remote e-Voting, can vote through e-Voting at the Meeting. The Unitholders may vote through the Insta Poll facility that will be made available on the Meeting page (after you log into the Meeting). An icon, "Vote", will be available on the Meeting Screen. Unitholders will be able to cast their vote by clicking on this icon, using the user ID and Password as communicated in the e-mail from KFintech as the credentials.

Instructions for the Unitholders for attending the AM through VC / OAVM:

a. Unitholders will be provided with a facility to attend the AM through video conferencing platform provided by KFintech. Unitholders may access the same at https://emeetings.kfintech.com/ and click on the "video conference" and access the shareholders/ members login by using the remote e-Voting credentials. The link for AM will be available in shareholder/members login where the EVENT and the name of KRT can be selected.

b. Please note that the Unitholders who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the Notice.

c. Unitholders can participate in the AM through their desktops / smartphones / laptops etc. However, for better experience and smooth participation, it is advisable to join the meeting through desktops /laptops with high-speed internet connectivity.

d. Please note that participants connecting from mobile devices or tablets or through laptop connecting via mobile hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.

e. The facility of joining the AM through VC will be opened 30 minutes before the scheduled start-time of the AM and will not be closed until the expiry of 15 minutes after such scheduled time.

f. Unitholders who would like to express their views/ ask questions as a speaker at the AM may visit https://emeetings.kfintech.com and login through the User Id and Password provided in the mail received from KFintech. On successful login, select 'Speaker Registration', which will be opened Sunday, 05th July, 2026 to Monday, 06th July, 2026. KRT reserves the right to limit the number of Unitholders asking questions depending on the availability of time at the AM. Due to limitations of transmission and coordination during the Q&A session, KRT has dispensed with the speaker registration during the AM.

g. Unitholders who would like to post their questions may send their queries in advance by visiting at https://emeetings.kfintech.com and login through the User Id and Password provided in the e-mail received from KFintech. On successful login, select "Post your Questions", which will be opened from Sunday, 05th July, 2026 to Monday, 06th July, 2026. Please note that the Unitholders questions will be answered only if the Unitholder continues to hold the Units as of the cut-off date i.e. Friday, 03rd July, 2026.

h. Unitholders who need assistance before or during the AM, can contact KFintech on evoting@kfintech.com or 1800-309-4001 (toll free) or contact Mr. Raju S.V, Deputy Vice President, KFintech through an e-mail request to einward.ris@kfintech.com or evoting@kfintech.com.

EXPLANATORY STATEMENT

ITEM NO. 1:

Pursuant to Regulation 22(4)(a)(i) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, including any applicable circulars, notifications, guidelines and clarifications issued thereunder, each as amended from time to time (the "**REIT Regulations**"), the latest annual accounts and report on the activities and performance of a REIT are required to be received, approved and adopted by the Unitholders in accordance with the REIT Regulations.

The Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to the Trust, at its meeting held on 13th May, 2026, had approved the Audited Standalone and Consolidated Financial Statements of the Trust as at and for the year ended 31st March, 2026 (collectively referred to as "**Audited Annual Financial Statements**"), together with the Report of the Auditor thereon and on 17th June, 2026, approved the Report on the activities and performance of the Trust for the year ended 31st March, 2026.

All these documents have been recommended by the Board of Directors of the Manager to the Unitholders of the Trust, for their approval and adoption. Accordingly, approval of the Unitholders is sought for the adoption of Audited Annual Financial Statements and the Annual Report.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, (the "Trustee") are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 1 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

ITEM NO. 2:

The Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, including any applicable circulars, notifications, guidelines and clarifications issued thereunder, each as amended from time to time (the "**REIT Regulations**") require every REIT to appoint an individual or a firm as the auditor to conduct audit of the accounts of the REIT.

Further, in accordance with Regulation 10(5) of the REIT Regulations, Manager, in consultation with the Trustee, is responsible for appointing all intermediaries and service providers including Auditors for managing the REIT's assets or for any other activities related to the REIT.

KNOWLEDGE REALTY TRUST acting through its manager – KNOWLEDGE REALTY OFFICE MANAGEMENT SERVICES PRIVATE LIMITED (Formerly known as Trinity Office Management Services Private Limited) RO: One BKC, C-407, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Maharashtra, India

Corp. Office: Salarpuria, Windsor #3, 2nd Floor, Ulsoor Road, Sivan Chetty Gardens, Bangalore- 560042, Karnataka, India

**Registration No.: IN/REIT/24-25/0006
Telephone: +91 22 68684400
E-mail: info@knowledgerealtytrust.com
Website: www.knowledgerealtytrust.com**

In line with these requirements, the Unitholders, at their Extra-Ordinary Meeting held on 03rd February, 2026, had approved the appointment of M/s. S R B C and Co LLP, Chartered Accountants, with firm registration number: 324982E/E300003, as the Statutory Auditors of Trust till the conclusion of the Annual Meeting of the Unitholders for the financial year 2025-26.

Accordingly, pursuant to the recommendation of the Audit Committee and the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to the Trust in consultation with the Trustee, at its meeting held on 17th June, 2026, approved the appointment of M/s. S R B C & Co LLP, Chartered Accountants, as the Statutory Auditors of the Trust for a period of three years i.e., financial year 2026-27, 2027-28, and 2028-29 and recommended the same to the Unitholders of the Trust, for their approval.

Further, in accordance with the REIT Regulations, the Policy on Appointment of Auditor and Valuer and other applicable laws, the appointment of the Statutory Auditors shall be placed before the Unitholders of the Trust for their approval.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, (the "Trustee") are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 2 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

A brief profile of M/s. S R B C & Co LLP, Chartered Accountants, is provided below:

M/s. S R B C & CO LLP **("SRBC")** having Firm Registration No. FRN 324982E/E300003, is a firm of Chartered Accountants registered with the Institute of Chartered Accountants of India **("ICAI")**. It is a Limited Liability Partnership Firm incorporated in India. The firm is a part of M/s. S.R. Batliboi & Affiliates network of audit firms registered with ICAI. The registered office of the firm is at 22, Camac Street, 3rd Floor, Block 'B', Kolkata 700 016. It has various offices at Mumbai, Delhi, Gurugram, Bangalore, Kolkata, Pune, Chennai, Ahmedabad etc. SRBC audits various companies listed on stock exchanges in India.

M/s. S R B C & CO LLP has consented to their re-appointment as the Statutory Auditor of the Trust and have confirmed that they are not disqualified to act as the Statutory Auditor in terms of the provisions of REIT Regulations.

ITEM NO. 3:

The Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended and other applicable laws, mandates every REIT to appoint the Valuer.

Additionally, as per Regulation 10(5) of the REIT Regulations, the Manager, in consultation with the Trustee, is responsible for appointing all intermediaries and service providers including the Valuers for managing the REIT's assets or for any other activities related to the REIT.

In line with these requirements, the Unitholders, at their Extra-Ordinary Meeting held on 03rd February, 2026, had approved the appointment of iVas Partners, represented by its Partner, Mr. Shubhendu Saha, as the valuer of Trust till the conclusion of the Annual Meeting of the Unitholders for the financial year 2025-26.

Accordingly, pursuant to the recommendation of the Audit Committee, the Board of Directors of Knowledge Realty Office Management Services Private Limited, Manager to the Trust, at its meeting held on 17th June, 2026, approved the appointment of iVAS Partners, having registration number IBBI/RV-E/02/2020/112 represented by Mr. Shubhendu Saha, valuer registration number IBBI/RV/05/2019/11552, as the Valuer, of the Trust for the period of three years i.e., financial year 2026-27, 2027-28 and 2028-29 and recommended the same to the Unitholders of the Trust, for their approval.

Further, in accordance with the REIT Regulations, the Policy on Appointment of Auditor and Valuer and other applicable laws, the appointment of the Valuer shall be placed before the Unitholders of the Trust for their approval.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, (the "Trustee") are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 3 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution).

A brief profile of iVAS Partners is provided below:

iVAS Partners, (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its partner Mr. Shubhendu Saha delivers reliable and independent valuation (across categories viz. land & building and plant & machinery), advisory and technical due diligence services, that combine professional expertise with comprehensive databases, analytics and market intelligence across various asset classes and locations in India.

They have adequate experience of valuing real estate and infrastructure assets having acted as valuers for the following entities in last three years;

i. Embassy Office Parks REIT for semi-annual investor reporting
ii. Nexus Select REIT for initial public offer and subsequent semi-annual investor reporting
iii. TVS Infrastructure Trust for their private placement.

iVAS Partners, (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its partner Mr. Shubhendu Saha, has consented to its appointment as the Valuer of the Trust and has confirmed that it is not disqualified to act as the Valuer in terms of the provisions of REIT Regulations.

ITEM NO. 4:

Pursuant to Regulation 22(4)(a)(iii) Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, read with circulars, guidelines, notifications issued thereunder, each as amended **("REIT Regulations")** and other applicable laws, the latest Valuation Report is required to be received, approved and adopted by the Unitholders of the REIT.

The Board of Directors of the Knowledge Realty Office Management Services Private Limited, Manager to the Trust, at its meeting held on 13th May, 2026, took on record the detailed Valuation Report of Knowledge Realty Trust's Portfolio issued by iVAS Partners, having registration number IBBI/RV-E/02/2020/112 represented by Mr. Shubhendu Saha, valuer registration number IBBI/RV/05/2019/11552, Valuer, with market intelligence services provided by CBRE South Asia Private Limited, as at 31st March, 2026.

Further, in accordance with the REIT Regulations, and other applicable laws, detailed Valuation Report has been recommended by the Board of Directors of the Manager to the Unitholders of the Trust, for their approval and adoption. Accordingly, approval of the Unitholders is sought for the adoption of the detailed valuation report dated 13th May, 2026.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution.

None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, (the "Trustee") are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 4 by way of a simple majority (i.e., where the votes cast in favour of the resolution shall be more than fifty per cent of the total votes cast for the resolution.

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Website: www.knowledgerealtytrust.com

KNOWLEDGE REALTY TRUST

INFORMATION AT GLANCE:

Particulars	Details
Time and date of AM	Friday, 10th July, 2026 at 11:00 AM. (IST).
Mode	Video conference / Other Audio-Visual means / Participation through video conferencing
Helpline number for VC participation	1800 3094 001
Cut-off date for e-voting	Friday, 03rd July, 2026
E-voting start time and date	Tuesday, 07th July, 2026 at 09:00 HRS (IST)
E-voting end time and date	Thursday, 09th July, 2026 at 17:00 HRS (IST)
Name, address and contact details of Registrar and Transfer Agent and of e-voting services provider	Mr. Sashidhar S Mannava, Vice President KFin Technologies Limited Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad – 500032, India